

SAN FRANCISCO PUBLIC LIBRARY



3 1223 06446 7492

5/5



*San Francisco Public Library*

Government Information Center  
San Francisco Public Library  
100 Larkin Street, 5th Floor  
San Francisco, CA 94102

REFERENCE BOOK

*Not to be taken from the Library*



Digitized by the Internet Archive  
in 2012 with funding from  
California State Library Califa/LSTA Grant

<http://archive.org/details/17agenda198889sanf>





RE DEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

DEC 30 1987

REGULAR MEETING -- 4:00 P.M., JANUARY 5, 1988

PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THURSDAY, DECEMBER 31, 1987, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

1. Authorization for Helen L. Sause, Project Director, Yerba Buena Center, to travel to Washington, D.C., January 29-February 3, 1988, to attend NAHRO Board of Governors and Committee Meetings and 1988 Legislative Conference.
2. Authorizing an Agreement with Mitchell/Giurgola Architects to provide design services for the Esplanade, Crystal Garden and related improvements; Yerba Buena Center.
3. Authorizing an Agreement with James Stewart Polshek and Partners to provide design services for a Theater Building; Yerba Buena Center.
4. Authorizing an Agreement with Robinson, Mills & Williams in association with Maki & Associates to provide design services for a Visual Arts and Forum Building; Yerba Buena Center.
5. Authorizing a Memorandum of Agreement with United Local Employees 790.
6. Authorizing an Amendment to the Agency's Salary Resolution No. 165-87 to add a classification of Harbor Office Assistant.
7. Authorizing a contract with Thompson Associates to update market study on supermarket potential; Yerba Buena Center
8. Authorizing an Amendment to the Land Disposition Agreement (which revises the performance schedule) with Bruce E. Loughridge and Lawrence M. Spergel in connection with the property located at 1402-04 Post Street; Western Addition A-2.
9. Authorizing an Amendment to the Land Disposition Agreement (which revises the performance schedule) with Rhody B. Leano in connection with the property located at 906 Steiner Street; Western Addition A-2.

10. Authorizing an Amendment to Legal Services Agreement with McCutchen, Doyle, Brown & Enersen which increases the hourly rates and maximum amount payable; All Redevelopment Project Areas.

\*\*\*\*\*

Prepared and mailed December 28, 1987

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JANUARY 5, 1988

A G E N D A

1. Recognition of a Quorum

2. Approval of Minutes

3. Report of the President

4. Report of the Executive Director and other Staff

5. Matters of Unfinished Business

6. Matters of New Business

- (a) Authorizing an Amendment to the Agreement (which revises the performance schedule) with Bruce E. Loughridge and Lawrence M. Spergel with respect to a parcel located at 1402-04 Post Street; Western Addition A-2. (Resolution No. 1-88)

Action taken: \_\_\_\_\_

- (b) Authorizing an Amendment to the Agreement (which revises the performance schedule) with Rhody B. Leano with respect to a parcel located at 906 Steiner Street; Western Addition A-2. (Resolution No. 2-88)

Action taken: \_\_\_\_\_

- (c) Authorizing an Agreement with Mitchell/Giurgola Architects to provide design services for the Esplanade, Crystal Garden and related improvements; Yerba Buena Center. (Resolution No. 3-88)

Action taken: \_\_\_\_\_

- (d) Authorizing an Agreement with James Stewart Polshek and Partners to provide design services for a Theater Building; Yerba Buena Center. (Resolution No. 4-88)

Action taken: \_\_\_\_\_

- (e) Authorizing an Agreement with Robinson, Mills & Williams in association with Maki & Associates to provide design services for a Visual Arts and Forum Building; Yerba Buena Center. (Resolution No. 5-88)

Action taken: \_\_\_\_\_



- (f) Authorizing a contract with Thompson Associates to update market study on supermarket potential; Yerba Buena Center. (Resolution No. 6-88)

Action taken: \_\_\_\_\_

- (g) Authorizing an Amendment to Legal Services Agreement with McCutchen, Doyle, Brown & Enersen which increases the hourly rates and maximum amount payable; All Redevelopment Project Areas. (Resolution No. 7-88)

Action taken: \_\_\_\_\_

- (h) Authorization for Helen L. Sause, Project Director, Yerba Buena Center, to travel to Washington, D.C., January 29-February 3, 1988, to attend NAHRO Board of Governors and Committee Meetings and 1988 Legislative Conference. (Resolution No. 8-88)

Action taken: \_\_\_\_\_

- (i) Authorizing an Amendment to the Agency's Salary Resolution No. 165-87 to add a classification of Harbor Office Assistant. (Resolution No. 9-88)

Action taken: \_\_\_\_\_

- (j) Authorizing a Memorandum of Agreement with United Public Employees, Local 790. (Resolution No. 10-88)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters. (Mr. Romell Aaron has stated his intention to speak)

9. Closed Session Matters

10. Adjournment



## REDEVELOPMENT AGENCY

JAN 7 1988

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JANUARY 12, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JANUARY 8, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

1. Authorization for Helen L. Sause, Project Director, Yerba Buena Center, and James H. Wilson, Project Director, Hunters Point/India Basin, to travel to Monterey, California, January 24-26, 1988, to attend NAHRO Bi-Chapter Conference.
2. Authorization of an Amendment to the Agreement for Professional Services, which extends the term and increases the amount payable, with Barton-Aschman Associates, Inc; Yerba Buena Center.
3. Authorizing a Contract with Syska and Hennessy, Inc., Engineers, to provide a Mechanical-Electrical System Alternatives Study for CB-2 and CB-3; Yerba Buena Center.
4. Authorizing an Amendment to the Agreement (which revises the performance schedule) with Morris Bernstein with respect to a parcel located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2.
5. Approving the Application to the State Department of Parks and Recreation for \$250,000 for the development of the South Beach Park; Rincon Point-South Beach.

\*\*\*\*\*  
Prepared and mailed January 5, 1988





REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JANUARY 12, 1988

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, November 10 and 17, 1987
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

JAN 8 1988

SAN FRANCISCO  
PUBLIC LIBRARY

- (a) Authorizing an Amendment to the Agreement (which revises the performance schedule) with Morris Bernstein with respect to a parcel located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2. (Resolution No. 11-88)

Action taken: \_\_\_\_\_

- (b) Authorization of an Amendment to the Agreement for Professional Services, which extends the term and increases the amount payable, with Barton-Aschman Associates, Inc; Yerba Buena Center; (Resolution No. 12-88)

Action taken : \_\_\_\_\_

- (c) Authorizing a Contract with Syska and Hennessy, Inc., Engineers, to provide a Mechanical-Electrical System Alternatives Study for CB-2 and CB-3; Yerba Buena Center. (Resolution No. 13-88)

Action taken: \_\_\_\_\_

- (d) Authorization for Helen L. Sause, Project Director, Yerba Buena Center, and James H. Wilson, Project Director, Hunters Point/India Basin, to travel to Monterey, California, January 24-26, 1988, to attend NAHRO Bi-Chapter Conference. (Resolution No. 14-88)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

JAN 13 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JANUARY 19, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JANUARY 15, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

1. Authorizing an Amendment, which revises the performance dates, to the Agreement with Fillmore Center Associates, with respect to a parcel located between Fillmore, Geary, Steiner and Turk Streets and a parcel located at the southeast corner of Fillmore and Eddy Streets; Western Addition A-2.
2. Conditionally approving the Schematic Drawings for Fillmore Associates' development of a Community Center on a parcel located at the southeast corner of Fillmore and Eddy Streets; Western Addition A-2.
3. Authorizing Amendment No. 2 to Personal Services Contract with Kennedy/Jenks/Chilton for South Beach Infrastructure Design/Special Assessment District Services; Rincon Point-South Beach.
4. Authorizing an additional Expenditure of Funds for Temporary off-site Accommodation required for the Hart family during the rehabilitation activities at 1101 Divisadero/1800 Turk Street and 1107-11 Divisadero Street; Western Addition A-2.
5. Authorizing the exercise of the Agency's repurchase option with respect to 1949 O'Farrell Street and to expend funds to purchase the unit and pay homeowner's association dues, affordable condominium program; Western Addition A-2.

\*\*\*\*\*  
Prepared and mailed January 12, 1988



F  
35  
3  
9/88

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JANUARY 19, 1988

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Closed Session, November 24, 1987;  
Regular Meeting, December 1, 1987
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

JAN 19 1988

SAN FRANCISCO  
PUBLIC LIBRARY

- (a) Authorizing Amendment No. 2 to Personal Services Contract with Kennedy/Jenks/Chilton for South Beach Infrastructure Design/Special Assessment District Services; Rincon Point-South Beach. (Resolution No. 15-88)

Action taken: \_\_\_\_\_

- (b) Authorizing an additional Expenditure of Funds for Temporary Off-site Accommodation required for the Hart family during the rehabilitation activities at 1101 Divisadero/1800 Turk Street and 1107/11 Divisadero Street; Western Addition A-2. (Resolution No. 16-88)

Action Taken: \_\_\_\_\_

- (c) Authorizing the exercise of the Agency's repurchase option with respect to 1949 O'Farrell Street and to expend funds to purchase the unit and pay homeowner's association dues, Affordable Condominium Program; Western Addition A-2. (Resolution No. 17-88)

Action taken: \_\_\_\_\_

- (d) Authorizing an Amendment, which revises the performance dates, to the Agreement with Fillmore Center Associates, with respect to parcels located between Fillmore, Geary, Steiner and Turk Streets and a parcel located at the southeast corner of Fillmore and Eddy Streets; Western Addition A-2. (Resolution No. 18-88)

Action taken: \_\_\_\_\_

- (e) Conditionally approving the Schematic Drawings for Fillmore Associates' development of a Community Center on a parcel located at the southeast corner of Fillmore and Eddy Streets; Western Addition A-2. (Resolution No. 19-88)

Action taken \_\_\_\_\_

- (f) Workshop on the South Beach Special Assessment District; Rincon Point-South Beach.

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

JAN 22 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JANUARY 26, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JANUARY 22, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

1. Commending and expressing appreciation to P. Michael Mann for his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco.
2. Authorizing an extension of the Memorandum of Agreement with International Federation of Professional Engineers, Local 21.
3. Awarding Demolition and Site Clearance Contract No. 50 to ICONCO for demolition and site clearance of 175 Natoma Street; Yerba Buena Center.
4. Authorizing a Professional Services Contract with Environmental Science Associates, Inc. for the purpose of updating the environmental information for Yerba Buena Center; Yerba Buena Center.
5. Authorizing a Second Amendment, which increases the amount payable, to the Personal Services Contract with Robert Herman Associates; Hunters Point.
6. Authorizing an extension to the completion of negotiations date for renewal of the lease with Bay Area Air Quality Management District.
7. Authorizing an amendment to the Letter Agreement with the City and County of San Francisco for the services of an employee.
8. Workshop and consideration of the progress on the resolution of the remaining design concerns for Fillmore Center Associates' development on parcels bounded by O'Farrell, Fillmore, Turk and Steiner Streets; Western Addition A-2.

\*\*\*\*\*  
Prepared and mailed January 19, 1988



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JANUARY 26, 1988

A G E N D A

DOCUMENTS DEPT.

JAN 22 1988

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, November 24, 1987;  
Closed Sessions, December 8, 15 and 24, 1987
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business

- (a) Awarding Demolition and Site Clearance Contract No. 50 to ICONCO for demolition and site clearance of 175 Natoma Street; Yerba Buena Center. (Resolution No. 20-88).

Action taken: \_\_\_\_\_

- (b) Authorizing a Second Amendment, which increases the amount payable, to the Personal Services Contract with Robert Herman Associates; Hunters Point. (Resolution No. 21-88)

Action taken: \_\_\_\_\_

- (c) Consideration of a request to Designate two Agency Commissioners to serve on the Citizen's Advisory Committee for Fisherman's Wharf as Agency Representatives.

Action taken: \_\_\_\_\_

- (d) Authorizing an extension to the completion of negotiations date for renewal of the lease with Bay Area Air Quality Management District. (Resolution No. 22-88)

Action taken: \_\_\_\_\_

- (e) Authorizing an extension of the Memorandum of Agreement with International Federation of Professional and Technical Engineers, Local 21. (Resolution No. 23-88)

Action taken: \_\_\_\_\_

- (f) Commending and expressing appreciation to P. Michael Mann for his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 24-88)

Action taken: \_\_\_\_\_



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., FEBRUARY 2, 1988

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, December 15, 1987
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

FEB 29 1988

SAN FRANCISCO  
PUBLIC LIBRARY

- (a) Authorizing a Professional Services Contract with Environmental Science Associates, Inc., for the purpose of updating the environmental information for Yerba Buena Center; Yerba Buena Center. (Resolution No. 25-88)

Action taken: \_\_\_\_\_

- (b) Approving a Personal Services Contract with Harding Lawson Associates for hazardous materials assessment services; All Redevelopment Project Areas. (Resolution No. 26-88)

Action taken: \_\_\_\_\_

- (c) Approving a Fourth Amendment, which modifies the indemnification clause, to Personal Services Contract RPSB EL-INFRASTRUCTURE with Kennedy/Jenks/Chilton, consulting engineers; Rincon Point-South Beach. (Resolution No. 27-88)

Action taken: \_\_\_\_\_

- (d) Approving a further extension of a date certain for the resolution of the five remaining design concerns for the Fillmore Center Associates' development on parcels bounded by O'Farrell, Fillmore, Turk and Steiner Streets; Western Addition A-2. (Resolution No. 28-88)

Action taken: \_\_\_\_\_

- (e) Commending and expressing appreciation to Demetrio C. Salvador for his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 29-88)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

FEB 5 1988

REGULAR MEETING -- 4:00 P.M., FEBRUARY 9, 1988

SAN FRANCISCO  
PUBLIC LIBRARY

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, December 8, 1987 and  
January 5, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business
  - (a) Authorizing an Owner Participation Agreement with Melvin Dagovitz and Angela Dagovitz, George J. Couch and Katherine Couch in connection with 2201 Bush Street; Western Addition A-2. (Resolution No. 30-88)  
  
Action taken: \_\_\_\_\_
  - (b) Authorization to reimburse Bayview Apartments for emergency repair of sewer line; Hunters Point. (Resolution No. 31-88)  
  
Action taken: \_\_\_\_\_
  - (c) Authorization to expend funds for handling, processing and postage for certified, return receipt requested mailing of public hearing notices to 2,100 property owners within the six Project Areas proposed to be merged - Golden Gateway, Hunters Point, India Basin Industrial Park, Rincon Point-South Beach, Yerba Buena Center and Western Addition A-2. (Resolution No. 32-88)  
  
Action taken: \_\_\_\_\_
  - (d) Authorization to make an offer of just compensation for the purchase of a parcel located on the south side of Townsend Street between Second Street and the Embarcadero; Rincon Point-South Beach. (Resolution No. 33-88)  
  
Action taken: \_\_\_\_\_
7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment





SF  
235  
3  
1/16/88

DOCUMENTS DEPT.

FEB 10 1988

REDEVELOPMENT AGENCY

SAN FRANCISCO  
PUBLIC LIBRARY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., FEBRUARY 16, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, FEBRUARY 12, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 
1. Approval of the YBG Associates retail and ARE Architects Zeidler Roberts Partnership Architects; Yerba Buena Center.
  2. Authorizing a First Amendment (changing the indemnity provision) to the architectural design contract with Robinson, Mills and Williams; Yerba Buena Center.
  3. Authorizing a contract for messenger services.
  4. Authorization to request a proposal from San Francisco Parking, Inc. to develop a parcel on the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.
  5. Approval of Concepts for the offering of a parcel located at the northeast corner of Third and Mission Streets (East Block One); Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed February 8, 1988



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., FEBRUARY 16, 1988

A G E N D A

1. Recognition of a Quorum

2. Approval of Minutes: Regular Meetings, January 12 and  
January 19, 1988

DOCUMENTS DEPT.

FEB 16 1988

3. Report of the President

SAN FRANCISCO  
PUBLIC LIBRARY

4. Report of the Executive Director and other Staff

5. Matters of Unfinished Business

- (a) Authorizing an Owner Participation Agreement with Melvin Dagovitz and Angela Dagovitz, George Couch and Katherine Couch in connection with 2201 Bush Street; Western Addition A-2. (Resolution No. 30-88)  
(This matter is expected to be continued to February 23, 1988)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Approval of YBG Associates retail and ARE Architects Zeidler Roberts Partnership Architects; Yerba Buena Center. (Resolution No. 35-88)

Action taken: \_\_\_\_\_

- (b) Authorizing a First Amendment (changing the indemnity provision) to the architectural design contract with Robinson, Mills and Williams; Yerba Buena Center. (Resolution No. 36-88)

Action taken: \_\_\_\_\_

- (c) Authorization to request a proposal from San Francisco Parking, Inc. to develop a parcel on the northeast corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 37-88)

Action taken: \_\_\_\_\_

- (d) Authorizing a contract for messenger services. (Resolution No. 38-88)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment



REDEVELOPMENT AGENCY DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

FEB 18 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., FEBRUARY 23, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, FEBRUARY 19, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

1. Authorizing an Eighth Amendment to Legal Services Agreement with Shute, Mihaly & Weinberger; All Redevelopment Project Areas, except Rincon Point-South Beach.
2. Authorizing a Second Amendment to the Contract with the Ella Hill Hutch Community Center, for Construction Employment Services to assist contractors/subcontractors pursuing Agency Goals for neighborhood hiring in the development of the Fillmore Center; Western Addition A-2.
3. Authorizing Amendments to the Joint Powers Agreement for the Bay Cities Joint Powers Insurance Authority and to allow creation of insurance programs other than Comprehensive General Liability, including Property and Workers Compensation coverages.
4. Authorizing a Letter Agreement with the City and County of San Francisco for removal of an underground fuel tank in Colin P. Kelly, Jr. Street; Rincon Point-South Beach.
5. Approving the submittal of the Agency's Preliminary 1989 Budget request to the Mayor.
6. Approving payment of the Agency's Annual Dues for membership in the National Association of Housing and Development Officials (NAHRO).
7. Workshop to present the Schematic Design for the George Moscone Convention Center Expansion; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed February 16, 1988





REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

FEB 10 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., FEBRUARY 23, 1988

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, January 26 and February 2, 1988;  
Closed Sessions, January 5 and January 12, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
  - (a) Authorizing an Owner Participation Agreement with Melvin Dagovitz and Angela Dagovitz, George Couch and Katherine Couch in connection with 2201 Bush Street; Western Addition A-2. (Resolution No. 30-88)  
  
Action taken: \_\_\_\_\_
6. Matters of New Business
  - (a) Approving the submittal of the Agency's Preliminary 1989 Budget request to the Mayor. (Resolution No. 39-88)  
  
Action taken: \_\_\_\_\_
  - (b) Authorizing a Letter Agreement with the City and County of San Francisco for removal of an underground fuel tank in Colin P. Kelly, Jr. Street; Rincon Point-South Beach. (Resolution No. 40-88)  
  
Action taken: \_\_\_\_\_
  - (c) Authorizing a Second Amendment to the Contract with the Ella Hill Hutch Community Center, for Construction Services to assist contractors/subcontractors pursuing Agency Goals for neighborhood hiring in the development of the Fillmore Center; Western Addition A-2. (Resolution 41-88)  
  
Action taken: \_\_\_\_\_
  - (d) Authorizing Amendments to the Joint Powers Agreement for the Bay Cities Joint Powers Insurance Authority and to allow creation of insurance programs other than Comprehensive General Liability, including Property and Workers Compensation coverages. (Resolution No. 42-88)  
  
Action taken: \_\_\_\_\_

- (e) Approving payment of the Agency's Annual Dues for membership in the National Association of Housing and Redevelopment Officials (NAHRO). (Resolution No. 43-88)

Action taken: \_\_\_\_\_

- (f) Workshop to present the Schematic Design for the George R. Moscone Convention Center expansion; Yerba Buena Center.

NOTE: WORKSHOP WILL BE HELD IN THE FOURTH FLOOR CONFERENCE ROOM

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

FEB 24 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., MARCH 1, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, FEBRUARY 26, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

1. Approval of the Report on the Proposed Amendments to the Redevelopment Plans for the Embarcadero-Lower Market (Golden Gateway), Hunters Point, India Basin Industrial Park, Rincon Point-South Beach, Yerba Buena Center and Western Addition A-2 Redevelopment Project Areas for the purpose of merging the redevelopment project areas and forwarding same to the Board of Supervisors of the City and County of San Francisco for its information.
2. Public hearing and approval and recommendation of the Proposed Amendments to the Embarcadero-Lower Market Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco.
3. Public hearing and approval and recommendation of the Proposed Amendments to the Hunters Point Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco.
4. Public hearing and approval and recommendation of the Proposed Amendments to the India Basin Industrial Park Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco.
5. Public hearing and approval and recommendation of the Proposed Amendments to the Rincon Point-South Beach Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco.
6. Public hearing and approval and recommendation of the Proposed Amendments to the Yerba Buena Center Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco.
7. Public hearing and approval and recommendation of the Proposed Amendments to the Western Addition A-2 Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco.
8. Transmittal of the Proposed Amendments to the Redevelopment Plan for the Embarcadero-Lower Market (Golden Gateway), Hunters Point, India Basin Industrial Park, Rincon Point-South Beach, Yerba Buena Center and Western Addition A-2 Redevelopment Project Areas to the Board of Supervisors of the City and County of San Francisco for its consideration.

9. Transmittal of the Proposed Amendments to the Redevelopment Plans for the Embarcadero-Lower Market (Golden Gateway), Hunters Point, India Basin Industrial Park, Rincon Point-South Beach, Yerba Buena Center and Western Addition A-2 Redevelopment Project Areas to the City Planning Commission of the City and County of San Francisco for its report and recommendation.
10. Authorizing a lease for office space with Bay Area Air Quality Managment District.
11. Authorizing an Eighth Amendment to Legal Services with Shute, Mihaly & Weinberger; All Redevelopment Project Areas, except Rincon Point-South Beach.
12. Conditionally approving certain aspects of the schematic design for the expansion of the George R. Moscone Convention Center in a subsurface portion of Central Block 2; Yerba Buena Center.
13. Finding and determining that the proposed additions to the George R. Moscone Convention Center do not materially affect the above ground elements of the existing Disposition and Development Agreement between the Agency and YBG Associates; Yerba Buena Center.
14. Workshop to present the Art Plan for the Marriott Hotel development; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed February 22, 1988

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., MARCH 1, 1988

A G E N D A

DOCUMENTS DEPT.

FEB 26 1988

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business

(a) Approval of the Report on the Proposed Amendments to the Redevelopment Plans for the Embarcadero-Lower Market (Golden Gateway), Hunters Point, India Basin Industrial Park, Rincon Point-South Beach, Yerba Buena Center and Western Addition A-2 Redevelopment Project Areas for the purpose of merging the redevelopment project areas and forwarding same to the Board of Supervisors of the City and County of San Francisco for its information. (Resolution No. 44-88)

Action taken: \_\_\_\_\_

- (b) Public hearing to hear all persons interested in the Proposed Amendments to the Embarcadero-Lower Market (Golden Gateway) Redevelopment Plan related to the proposed merger of six redevelopment project areas

Approval and recommendation of the Proposed Amendments to the Embarcadero-Lower Market Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 45-88)

Action taken: \_\_\_\_\_

- (c) Public hearing to hear all persons interested in the Proposed Amendments to the Hunters Point Redevelopment Plan related to the proposed merger of six redevelopment project areas

Approval and recommendation of the Proposed Amendments to the Hunters Point Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 46-88)

Action taken: \_\_\_\_\_

- (d) Public hearing to hear all persons interested in the Proposed Amendments to the India Basin Industrial Park Redevelopment Plan related to the proposed merger of six redevelopment project areas

Approval and recommendation of the Proposed Amendments to the India Basin Industrial Park Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 47-88)

Action taken: \_\_\_\_\_

- (e) Public hearing to hear all persons interested in the Proposed Amendments to the Rincon Point-South Beach Redevelopment Plan related to the proposed merger of six redevelopment project areas

Approval and recommendation of the Proposed Amendments to the Rincon Point-South Beach Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 48-88)

Action taken: \_\_\_\_\_

- (f) Public hearing to hear all persons interested in the Proposed Amendments to the Yerba Buena Center Redevelopment Plan related to the proposed merger of six redevelopment project areas

Approval and recommendation of the Proposed Amendments to the Proposed Amendments to the Yerba Buena Center Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 49-88)

Action taken: \_\_\_\_\_

- (g) Public hearing to hear all persons interested in the Proposed Amendments to the Western Addition A-2 Redevelopment Plan related to the proposed merger of six redevelopment project areas

Approval and recommendation of the Proposed Amendments to the Western Addition A-2 Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 50-88)

Action taken: \_\_\_\_\_

- (h) Transmittal of the Proposed Amendments to the Redevelopment Plans for the Embarcadero-Lower Market (Golden Gateway), Hunters Point, India Basin Industrial Park, Rincon Point-South Beach, Yerba Buena Center and Western Addition A-2 Redevelopment Project Areas to the Board of Supervisors of the City and County of San Francisco for its consideration. (Resolution No. 51-88)

Action taken: \_\_\_\_\_



- (i) Transmittal of the Proposed Amendments to the Redevelopment Plans for the Embarcadero-Lower Market (Golden Gateway), Hunters Point, India Basin Industrial Park, Rincon Point-South Beach, Yerba Buena Center and Western Addition Redevelopment Project to the City Planning Commission of the City and County of San Francisco for its report and recommendation. (Resolution No. 52-88)

Action taken: \_\_\_\_\_

- (j) Conditionally approving certain elements of the schematic design for the expansion of the George R. Moscone Convention Center in a subsurface portion of Central Block 2 and on the rooftop of Central Block 3; Yerba Buena Center. (Resolution No. 53-88)

Action taken: \_\_\_\_\_

- (k) Authorization to request qualifications from San Francisco-based nonprofit housing development corporations to sublease and develop a parcel located on the west side of The Embarcadero between King and Townsend Streets; Rincon Point-South Beach. (Resolution No. 54-88)

Action taken: \_\_\_\_\_

- (l) Authorizing an Eighth Amendment to Legal Services with Shute Mihaly & Weinberger; All Redevelopment Project Areas, except Rincon Point-South Beach. (Resolution No. 55-88)

Action taken: \_\_\_\_\_

- (m) Authorizing a lease for office space with Bay Area Air Quality Management District. (Resolution No. 56-88)

Action taken: \_\_\_\_\_

- (n) Authorizing a First Amendment to the Letter Agreement to the Letter Agreement to provide the services of an employee to the Mayor's Office of Community Development. (Resolution No. 57-88)

Action taken: \_\_\_\_\_

- (o) Workshop and consideration of the Art Plan for the Marriott Hotel development; Yerba Buena Center. (Resolution No. 58-88)

Action taken: \_\_\_\_\_

NOTE: WORKSHOP WILL BE HELD IN THE FOURTH FLOOR CONFERENCE ROOM

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment





MAR 2 1988

SAN FRANCISCO  
PUBLIC LIBRARY

## REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., MARCH 8, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MARCH 4, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

1. Authorizing an Owner Participation Agreement with Melvin Dagovitz and Angela Dagovitz, George Couch and Katherine Couch in connection with 2201 Bush Street; Western Addition A-2. (Continued from the meeting of February 23, 1988)
2. Authorizing purchase of a Sharp VB-200 Electronic Print Board; Rincon Point-South Beach.
3. Appointment of new members to the Rincon Point-South Beach Citizens Advisory Committee; Rincon Point-South Beach.

\*\*\*\*\*  
Prepared and mailed February 29, 1988



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., MARCH 8, 1988

DOCUMENTS DEPT.

MAR 4 1988

SAN FRANCISCO  
PUBLIC LIBRARY

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, December 22, 1987 and February 9, 1988; Closed Sessions, January 19 and 26, 1988.
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
  - (a) Authorizing an Owner Participation Agreement with Melvin Dagovitz and Angela Dagovitz, George Couch and Katherine Couch in connection with 2201 Bush Street; Western Addition A-2. (Resolution No. 30-88)Action taken: \_\_\_\_\_
6. Matters of New Business
  - (a) Authorizing purchase of an Electronic Redevelopment Print Board; All Redevelopment Projects. (Resolution No. 59-88)Action taken: \_\_\_\_\_
- (b) Appointment of new members to the Rincon Point-South Beach Citizens Advisory Committee; Rincon Point-South Beach. (Resolution No. 60-88)Action taken: \_\_\_\_\_
7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

MAR 9 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., MARCH 15, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MARCH 11, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

1. Approval of the Report on the Proposed Amendments to the Redevelopment Plans for the Embarcadero-Lower Market (Golden Gateway), Hunters Point, India Basin Industrial Park, Rincon Point-South Beach, Yerba Buena Center and Western Addition A-2 Project Areas for the purpose of merging the redevelopment project areas and forwarding same to the Board of Supervisors of the City and County of San Francisco for its information.
2. Public hearing and approval and recommendation of the Proposed Amendments to the Embarcadero-Lower Market Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco.
3. Public hearing and approval and recommendation of the Proposed Amendments to the Hunters Point Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco.
4. Public hearing and approval and recommendation of the Proposed Amendments to the India Basin Industrial Park Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco.
5. Public hearing and approval and recommendation of the Proposed Amendments to the Rincon Point-South Beach Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco.
6. Public hearing and approval and recommendation of the Proposed Amendments to the Yerba Buena Center Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco.
7. Public hearing and approval and recommendation of the Proposed Amendments to the Western Addition A-2 Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco.
8. Transmittal of the Proposed Amendments to the Redevelopment Plans for the Embarcadero-Lower Market (Golden Gateway), Hunters Point, India Basin Industrial Park, Rincon Point-South Beach, Yerba Buena Center and Western Addition A-2 Redevelopment Project Areas to the Board of Supervisors of the City and County of San Francisco for its consideration.

9. Transmittal of the Proposed Amendments to the Redevelopment Plans for the Embarcadero-Lower Market (Golden Gateway), Hunters Point, India Basin Industrial Park, Rincon Point-South Beach, Yerba Buena Center and Western Addition A-2 Redevelopment Project Areas to the City Planning Commission for its report and recommendation.

Items 1 through 9 were continued from the March 1, 1988 Agency meeting.

10. Awarding a contract for Security Patrol/Harbor Attendant Services at South Beach Harbor with Cal State Patrol Service, Inc., and authorizing the Executive Director to approve certain amendments thereto; Rincon Point-South Beach.
11. Authorizing investment relationships with Mitsubishi Bank and the Local Agency Investment Fund (LAIF) and cash management services including direct payroll deposit with California First Bank.
12. Approving a lease with TODCO/YBC III for a parcel located on Lapu Lapu and Bonefacio Streets; Yerba Buena Center.
13. Authorizing in connection with Innes Avenue Expandable Homes, approval of the sales price, the payment of certain costs by the Agency in connection with the development, and the approval of the marketing program and criteria; Hunters Point.
14. Authorizing a \$325,000 interim loan to BRIDGE Housing Corporation in connection with the development of Morgan Heights, located adjacent to and northeasterly of Mariners Village, in the vicinity of Hunters Point Project Area; Hunters Point.
15. Authorizing the distribution of a notice of intent to acquire a parcel located on the south side of Townsend Street between the Embarcadero and Second Street; Rincon Point-South Beach.
16. Workshop to present the design for Yerba Buena Gardens; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed March 8, 1988

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

MAR 11 1988

REGULAR MEETING -- 4:00 P.M., MARCH 15, 1988

SAN FRANCISCO  
PUBLIC LIBRARY

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, February 23, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business

- (a) Approval of the Report on the Proposed Amendments to the Redevelopment Plans for the Embarcadero-Lower Market (Golden Gateway), Hunters Point, India Basin Industrial Park, Rincon Point-South Beach, Yerba Buena Center and Western Addition A-2 Redevelopment Project Areas for the purpose of merging the redevelopment project areas and forwarding same to the Board of Supervisors of the City and County of San Francisco for its information. (Resolution No. 44-88)

Action taken: \_\_\_\_\_

- (b) Public hearing to hear all persons interested in the Proposed Amendments to the Embarcadero-Lower Market (Golden Gateway) Redevelopment Plan related to the proposed merger of six redevelopment project areas

Approval and recommendation of the Proposed Amendments to the Embarcadero-Lower Market Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 45-88)

Action taken: \_\_\_\_\_

- (c) Public hearing to hear all persons interested in the Proposed Amendments to the Hunters Point Redevelopment Plan related to the proposed merger of six redevelopment project areas

Approval and recommendation of the Proposed Amendments to the Hunters Point Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 46-88)

Action taken: \_\_\_\_\_

- (d) Public hearing to hear all persons interested in the Proposed Amendments to the India Basin Industrial Park Redevelopment Plan related to the proposed merger of six redevelopment project areas

Approval and recommendation of the Proposed Amendments to the India Basin Industrial Park Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 47-88)

Action taken: \_\_\_\_\_

- (e) Public hearing to hear all persons interested in the Proposed Amendments to the Rincon Point-South Beach Redevelopment Plan related to the proposed merger of six redevelopment project areas

Approval and recommendation of the Proposed Amendments to the Rincon Point-South Beach Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 48-88)

Action taken: \_\_\_\_\_

- (f) Public hearing to hear all persons interested in the Proposed Amendments to the Yerba Buena Center Redevelopment Plan related to the proposed merger of six redevelopment project areas

Approval and recommendation of the Proposed Amendments to the Yerba Buena Center Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 49-88)

Action taken: \_\_\_\_\_

- (g) Public hearing to hear all persons interested in the Proposed Amendments to the Western Addition A-2 Redevelopment Plan related to the proposed merger of six redevelopment project areas

Approval and recommendation of the Proposed Amendments to the Western Addition A-2 Redevelopment Plan to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 50-88)

Action taken: \_\_\_\_\_

- (h) Transmittal of the Proposed Amendments to the Redevelopment Plans for the Embarcadero-Lower Market (Golden Gateway), Hunters Point, India Basin Industrial Park, Rincon Point-South Beach, Yerba Buena Center and Western Addition A-2 Redevelopment Project Areas to the Board of Supervisors of the City and County of San Francisco for its consideration. (Resolution No. 51-88)

Action taken: \_\_\_\_\_



- (i) Transmittal of the Proposed Amendments to the Redevelopment Plans for the Embarcadero-Lower Market (Golden Gateway), Hunters Point, India Basin Industrial Park, Rincon Point-South Beach, Yerba Buena Center and Western Addition A-2 Redevelopment Project to the City Planning Commission of the City and County of San Francisco for its report and recommendation. (Resolution No. 52-88)

Action taken: \_\_\_\_\_

- (j) Authorizing an Owner Participation Agreement with Melvin Dagovitz and Angela Dagovitz, George Couch and Katherine Couch in connection with 2201 Bush Street; Western Addition A-2. (Resolution No. 30-88)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Public hearing to hear all persons interested in a Lease with TODCO/YBC III for Parcel 3751-S; Yerba Buena Center.

Approving a lease with TODCO/YBC III for a parcel located on Lapu Lapu and Bonafacio Streets; Yerba Buena Center. (Resolution No. 61-88)

Action taken: \_\_\_\_\_

- (b) Authorizing distribution of a notice of intent to acquire a parcel located on the south side of Townsend Street between the Embarcadero and Second Street; Rincon Point-South Beach. (Resolution No. 62-88)

Action taken: \_\_\_\_\_

- (c) Authorizing the Establishment of Investment Accounts and a Contract for deposit of moneys with Mitsubishi Bank of California. (Resolution No. 63-88)

Action taken: \_\_\_\_\_

- (d) Authorizing the investment of Agency funds in the Local Agency Investment Fund. (Resolution No. 64-88)

Action taken: \_\_\_\_\_

- (e) Workshop to present the design for Yerba Buena Gardens; Yerba Buena Center.

NOTE: WORKSHOP WILL BE HELD IN THE FOURTH FLOOR CONFERENCE ROOM

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment



REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

MAR 18 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., MARCH 22, 1988

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business

- (a) Authorizing an Owner Participation Agreement with Melvin and Angela Dagovitz, George and Katherine Couch in connection with 2201 Bush Street; Western A-2. (Resolution No. 30-88)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Authorizing a \$325,000 interim loan to BRIDGE Housing Corporation in connection with the development of Morgan Heights, located adjacent to and northeasterly of Mariner's Village, in the vicinity of Hunters Point; Hunters Point. (Resolution No. 65-88)

Action taken: \_\_\_\_\_

- (b) Authorizing extension of exclusive negotiations with the Western Jewish History Center of the Judah L. Magnes Museum for the purchase and rehabilitation of 1881 Bush Street; Western Addition A-2. (Resolution No. 66-88)

Action taken: \_\_\_\_\_

- (c) Authorizing a Personal Services Contract with William B. Cook for cultural planning services; Yerba Buena Center. (Resolution No. 67-88)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

MAR 23 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., MARCH 29, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, APRIL 1, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

1. Authorizing a Rental Agreement with Consolidated Engineering Labs in connection with the block bounded by Fillmore, Ellis and Eddy Streets; Western Addition A-2.
2. Authorizing an Amendment to the Rental Agreement with Kalman Mechanical, Inc. in connection with the block bounded by Fillmore, Ellis and Eddy Streets; Western Addition A-2.
3. Authorizing an Amendment to the Rental Agreement with South City Mechanical Company in connection with the block bounded by Fillmore, Ellis and Eddy Streets; Western Addition A-2.
4. Authorizing a First Amendment to the Personal Services Contract RPSB E10-STRUCTURAL with Peter Culley and Associates to include consulting services related to the rehabilitation of Pier 36; Rincon Point-South Beach.
5. Awarding a contract for Security Patrol/Harbor Services at South Beach Harbor with Cal State Patrol Services, Inc., and authorizing the Executive Director to approve certain amendments thereto; Rincon Point-South Beach.
6. Authorizing a Memorandum of Agreement with the International Federation of Professional and Technical Engineers, Local 21.
7. Resolution of the Commission of the Redevelopment Agency of the City and County of San Francisco concerning environmental review in connection with approvals relating to the Moscone Convention Center expansion; Yerba Buena Center.
8. Authorizing a Second Amendment to the Project Lease (1979) and a First Amendment to the CB-3 Surface Lease; Yerba Buena Center.
9. Authorizing the 1988 Project Lease between the Redevelopment Agency of the City and County of San Francisco and the City and County of San Francisco; Yerba Buena Center.

10. Authorizing the 1988 Reciprocal Easement Agreement and the 1988 Coordination Agreement between the Redevelopment Agency of the City and County of San Francisco and the City and County of San Francisco; Yerba Buena Center.
11. Authorizing a Joint Exercise of Powers Agreement by and between the City and County of San Francisco and the Redevelopment Agency of the City and County of San Francisco; Yerba Buena Center.
12. Authorizing the Issuance of not to exceed \$140,000,000 Principal Amount of Redevelopment Agency of the City and County of San Francisco George R. Moscone Convention Center Lease Revenue Bonds, Series 1988; Yerba Buena Center.
13. Authorizing a reimbursement Agreement with the City and County of San Francisco and the Mitsubishi Bank, Ltd. in connection with the Agency's George R. Moscone Convention Center Lease Revenue Bonds, Series 1988; Yerba Buena Center.
14. Finding and Determining that the proposed additions to the George R. Moscone Convention Center do not materially affect the above ground elements of the existing Disposition and Development Agreement between the Agency and YBG Associates; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed March 21, 1988

REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

MAR 25 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., MARCH 29, 1988

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Closed Session, February 9, 1988;  
Regular Meetings, February 16 and March 1, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business

- (a) Authorizing a First Amendment to the Personal Services Contract RPSB E10-STRUCTURAL with Peter Culley and Associates to include consulting services related to the rehabilitation of Pier 36; Rincon Point-South Beach. (Resolution No. 68-88)

Action taken: \_\_\_\_\_

- (b) Authorizing a one month extension to the Memorandum of Agreement with the International Federation of Professional and Technical Engineers. (Resolution No. 69-88)

Action taken: \_\_\_\_\_

- (c) Resolution concerning environmental review in connection with approvals relating to the Moscone Convention Center expansion; Yerba Buena Center. (Resolution No. 70-88)

Action taken: \_\_\_\_\_

- (d) Authorizing a Second Amendment to the Project Lease (1979) and a First Amendment to the CB-3 Surface Lease; Yerba Buena Center. (Resolution No. 71-88)

Action taken: \_\_\_\_\_

- (e) Public hearing to hear all persons interested in the 1988 Project Lease with the City and County of San Francisco; Yerba Buena Center.

Authorizing the 1988 Project Lease with the City and County of San Francisco; Yerba Buena Center. (Resolution No. 72-88)

Action taken: \_\_\_\_\_

- (f) Authorizing the 1988 Reciprocal Easement Agreement and the 1988 Coordination Agreement with the City and County of San Francisco. (Resolution No. 73-88)

Action taken: \_\_\_\_\_

- (g) Authorizing a Joint Exercise of Powers Agreement with the City and County of San Francisco; Yerba Buena Center. (Resolution No. 74-88)

Action taken: \_\_\_\_\_

- (h) Authorizing the Issuance of not to exceed \$140,000,000 Principal Amount of Redevelopment Agency of the City and County of San Francisco George R. Moscone Convention Center Lease Revenue Bonds, Series 1988; Yerba Buena Center. (Resolution No. 75-88)

Action taken: \_\_\_\_\_

- (i) Authorizing a reimbursement Agreement with the City and County of San Francisco and the Mitsubishi Bank, Ltd. in connection with the Agency's George R. Moscone Convention Center Lease Revenue Bonds, Series 1988; Yerba Buena Center. (Resolution No. 76-88)

Action taken: \_\_\_\_\_

- (j) Finding and Determining that the proposed additions to the George R. Moscone Convention Center do not materially affect the above ground elements of the existing Disposition and Development Agreement between the Agency and YBG Associates; Yerba Buena Center. (Resolution No. 77-88)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment



REDEVELOPMENT AGENCY DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

MAR 29 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., APRIL 5, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, APRIL 1, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

1. Authorizing a First Amendment to the Light and Air Easement with Humboldt Associates and YBG Associates; Yerba Buena Center.
2. Authorizing temporary construction loan to Mission Housing Development Corporation for the Maria Alicia Apartments at 16th and Valencia Streets.
3. Public Hearing and authorizing an Agreement with Chambers General Construction Company in connection with the sale of the thirteen parcels located on Lindsay Court and Carpenter Court; Hunters Point.
4. Authorizing the issuance of a Request for Qualifications to bid to prospective developers of East Block One (3707-A) located at the northeast corner of Third and Mission Streets; Yerba Buena Center.
5. Determining necessity for acquisition of Real Property located at the south side of Townsend Street between the Embarcadero and Second Street; Rincon Point-South Beach.
6. Renewal of Agency's membership in the Community Redevelopment Agencies Association (CRA).
7. Commemorating the National Community Development week in the City of San Francisco, April 2-9, 1988.

\*\*\*\*\*

Prepared and mailed March 28, 1988



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., APRIL 5, 1988

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, March 8, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

APR 11 1988

SAN FRANCISCO  
PUBLIC LIBRARY

- (a) Public Hearing to hear all persons interested in an Agreement for the sale of 13 parcels on Lindsay and Carpenter Courts; Hunters Point

Authorizing an Agreement with Chambers General Construction Company in connection with the sale of the thirteen (13) parcels located on Lindsay Court and Carpenter Court; Hunters Point. (Resolution No. 78-88)

Action taken: \_\_\_\_\_

- (b) Authorizing the issuance of a Request for Qualifications to bid to prospective developers of East Block One (3707-A), located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (79-88)

Action taken: \_\_\_\_\_

- (c) Determining necessity for acquisition of Real Property located at the south side of Townsend Street between the Embarcadero and Second Street; Rincon Point-South Beach. (Resolution No. 80-88)

Action taken: \_\_\_\_\_

- (d) Authorizing an interim loan to Mission Housing Development Corporation in connection with the development of the Maria Alicia Apartments, 16th and Valencia Streets, San Francisco. (Resolution No. 81-88)

Action taken: \_\_\_\_\_

- (e) Authorization to renew the Agency's membership in the Community Redevelopment Agencies Association (CRA). (Resolution No. 82-88)

Action taken: \_\_\_\_\_

Matters of New Business (cont'd)

- (f) Commemorating the National Community Development Week in the City of San Francisco, April 2-9, 1988. (Resolution No. 83-88)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

5  
/88  
REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

7 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., APRIL 12, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, APRIL 8, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 
- 1) Authorizing real estate appraisal contracts or increases in the amounts payable in existing contracts with various real estate appraisal firms; All Redevelopment Project Areas.

\*\*\*\*\*  
Prepared and mailed April 4, 1988

DOCUMENTS DEPT.

7 1988

SAN FRANCISCO  
PUBLIC LIBRARY



F  
35  
3  
2/88  
= REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., APRIL 12, 1988

A G E N D A

DOCUMENTS DEPT.

APR 8 1988

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum

2. Approval of Minutes

3. Report of the President

4. Report of the Executive Director and other Staff

5. Matters of Unfinished Business

- (a) Authorizing the issuance of a Request for Qualifications to bid to prospective developers of East Block One (3707-A), located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 79-88)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Consideration of adopting the letter dated March 11, 1988 concerning the offering of the parcel known as East Block 1 located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 84-88)

Action taken: \_\_\_\_\_

- (b) Authorizing a Personal Services contract for reuse appraisal services with Floyd A. Hibbitts, Inc.; All Redevelopment Project Areas. (Resolution No. 85-88)

Action taken: \_\_\_\_\_

- (c) Authorizing a Personal Services Contract for Reuse Appraisal Services with Daniel L. Yee & Associates; All Approved Redevelopment Project Areas. (Resolution No. 86-88)

Action taken: \_\_\_\_\_

- (d) Authorizing a Seventh Amendment (which increases the amount payable thereunder and makes certain other changes) to the Personal Services Contract for Reuse appraisal Services with Marshall and Stevens, Inc.; All Approved Redevelopment Project Areas except the Rincon Point-South Beach Area. (Resolution No. 87-88)

Action taken: \_\_\_\_\_

New Business (cont'd)

- (e) Authorizing a First Amendment (which increases the amount payable thereunder and makes certain other changes) to the Contract for Personal Services with Real Estate Research Corporation; Rincon Point-South Beach Redevelopment Project Area. (Resolution No. 88-88)

Action taken: \_\_\_\_\_

- 7. Matters not appearing on Agenda
- 8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters. (Mr. Larry Greer has requested an opportunity to present his grievance as to the selection process of site DD-2 in Hunters Point.)
- 9. Closed Session Matters
- 10. Adjournment



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., APRIL 19, 1988

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting, March 15, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business

DOCUMENTS DEPT.

APR 15 1988

SAN FRANCISCO  
PUBLIC LIBRARY

- (a) Authorizing a Personal Services contract for reuse appraisal services with Floyd A. Hibbitts, Inc.; All Redevelopment Project Areas. (Resolution No. 85-88)

Action taken: \_\_\_\_\_

- (b) Authorizing a Personal Services Contract for Reuse Appraisal Services with Daniel L. Yee & Associates; All Approved Redevelopment Project Areas. (Resolution No. 86-88)

Action taken: \_\_\_\_\_

- (c) Authorizing a Seventh Amendment (which increases the amount payable thereunder and makes certain other changes) to the Personal Services Contract for Reuse Appraisal Services with Marshall and Stevens, Inc.; All Approved Redevelopment Project Areas. (Resolution No. 87-88)

Action taken: \_\_\_\_\_

- (d) Authorizing a First Amendment (which increases the amount payable thereunder and makes certain other changes) to the Personal Services Contract for acquisition appraisal services with Real Estate Research Corporation; Rincon Point-South Beach Project Area. (Resolution No. 88-88)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Authorizing a Second Amendment which amends the contract to include all Project Areas to the Personal Services Contract for Reuse Appraisal Services with Real Estate Research Corporation; All Approved Redevelopment Project Areas. (Resolution No. 89-88)

Action taken: \_\_\_\_\_

Over

New Business (cont'd)

- (b) Consideration of request by Housing Associates, Inc., and partners that they be granted Exclusive Negotiating Rights for Parcel 732, located in the block bounded by Fillmore, Eddy, Webster and Ellis Streets; Western Addition A-2.

Action taken: \_\_\_\_\_

- (c) Authorizing Rental Agreements for trailer space and material storage, portion Parcel 732, located on the northeast corner of Fillmore and Eddy Streets; Western Addition A-2. (Resolution No. 90-88)

Action taken: \_\_\_\_\_

- (d) Authorizing a Permit to Enter with the Planning Association for Divisadero Street for the use of cleared Agency-owned land, Block 1100, Lot T, located on the northeast corner of Ellis and Divisadero Streets; Western Addition A-2. (Resolution No. 91-88)

Action taken: \_\_\_\_\_

- (e) Authorizing an Amendment which revises certain performance dates to the Agreement with WDG-IV Westwood Condominiums, for development of property located at the southeast corner of Sutter and Steiner Streets; Western Addition A-2. (Resolution No. 92-88)

Action taken: \_\_\_\_\_

- (f) Authorizing an extension of Exclusive Negotiations with Richard E. Romine, in conjunction with a Build-to-Suit Agreement with the Western Addition Senior Citizens' Center, Inc., for the development of two parcels located on Fulton Street between Fillmore and Steiner Streets; Western Addition A-2. (Resolution No. 93-88)

Action taken: \_\_\_\_\_

- (g) Authorizing expenditure for newspaper advertising the availability of commercial space in the Fillmore Center for Minority Business Development; Western Addition A-1 and A-2. (Resolution No. 94-88)

Action taken: \_\_\_\_\_

- (h) Authorizing a Sixth Amendment to Legal Services Agreement with McCutchen, Doyle, Brown & Enersen which increases the maximum amount payable; All Redevelopment Project Areas. (Resolution No. 95-88)

Action taken: \_\_\_\_\_

- (i) Authorizing Edward Helfeld, Executive Director, to attend a Retreat (Symposium) sponsored by the Lusk Center for Real Estate Development on April 28-29, 1988 in Palm Desert, California, and to also attend the New York's Waterfront Conference in New York City on May 12-13, 1988.

Action taken: \_\_\_\_\_

New Business (cont'd)

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



35  
3  
6/88

DOCUMENTS DEPT.

APR 20 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., APRIL 26, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, APRIL 22, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

1. Authorizing an Amendment which revises the schedule of performance to the Agreement with Rody B. Leano with respect to the property located at 906 Steiner Street; Western Addition A-2.
2. Authorizing an Amendment which revises the schedule of performance to the Agreement with Herman and Irene Yarbrough and Lillie M. Collins with respect to the property located at 1401-05 Gough Street; Western Addition A-2.
3. Adoption of building program for the Visual Arts Center and the Theatre in Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed April 18, 1988



5  
/88  
= R E D E V E L O P M E N T   A G E N C Y

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

APR 21 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., APRIL 26, 1988

= A G E N D A =

1. Recognition of a Quorum
  2. Approval of Minutes - Closed Session, April 5 and April 12, 1988
  3. Report of the President
  4. Report of the Executive Director and other Staff
  5. Matters of Unfinished Business
  6. Matters of New Business
- (a) Authorizing an Amendment which revises the schedule of performance to the Agreement with Rody B. Leano with respect to the property located at 906 Steiner Street; Western Addition A-2. (Resolution No. 96-88)

Action taken: \_\_\_\_\_

- (b) Authorizing an Amendment which revises the schedule of performance to the Agreement with Herman and Irene Yarbrough and Lillie M. Collins with respect to the property located at 1401-05 Gough Street; Western Addition A-2. (Resolution No. 97-88).

Action taken: \_\_\_\_\_

- (c) Site tour to view Single Room Occupancy Hotels (SRO's) at 585 Geary Street and 480 Ellis Street.

Note: The site tour Agenda item will be continued to May 3, 1988, at 2:00 p.m. at 939 Ellis Street, Fourth Floor Conference Room and at said time and place will be moved to 585 Geary Street to view and tour that building; after which the site tour will be moved to 480 Ellis Street to view and tour that building.

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment





REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

APR 27 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., MAY 3, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, APRIL 29, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

1. Goals and Set Asides for 1988 Contract Awards to Minority-owned Business Enterprises (MBEs) and Woman-owned Business Enterprises (WBEs).
2. Authorization to execute a Memorandum of Agreement with the International Federation of Professional and Technical Engineers, Local 21.
3. Consideration of a request by Housing Associates, Inc., and partners that they be granted Exclusive Negotiating Rights for Parcel 732, located in the block bounded by Fillmore, Eddy, Webster and Ellis Streets; Western Addition A-2. (Continued from the April 25, 1988 meeting.)
4. Authorizing a Security Patrol/Harbor Attendant Services Contract - South Beach Harbor; Rincon Point-South Beach.
5. Authorizing execution of a Subordination and Consent Agreement in connection with the Agency's Housing Mortgage Revenue Bonds, 1983 Series A (St. Francis Place); Yerba Buena Center.
6. Authorizing execution of amendments to various documents which permit a substitute Letter of Credit in connection with the Agency's Housing Mortgage Revenue Bonds, 1983 Series A (St. Francis Place); Yerba Buena Center.
7. Guaranteeing payment of a portion of the cost of installing a 12" water line in Beale Street between Bryant and Brannan, to Bayside Village Associates; Rincon Point-South Beach.
8. Adoption of building program for the Visual Arts Center in Yerba Buena Center.
9. Adoption of building program for the Theatre in Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed April 25, 1988



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

APR 28 1988

REGULAR MEETING -- 4:00 P.M., MAY 3, 1988

SAN FRANCISCO  
PUBLIC LIBRARY

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting, March 22, 1988 and April 5, 1988;  
Closed Session, April 26, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business

- (a) Consideration of a request by Housing Associates, Inc., and partners that they be granted Exclusive Negotiating Rights for Parcel 732, located in the block bounded by Fillmore, Eddy, Webster and Ellis Streets; Western Addition A-2.

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Goals and Set Asides for 1988 Contract Awards to Minority-owned Business Enterprises (MBEs) and Woman-owned Business Enterprises (WBEs). (Resolution No. 98-88)

Action taken: \_\_\_\_\_

- (b) Authorizing execution of a Subordination and Consent Agreement in connection with the Agency's Housing Mortgage Revenue Bonds, 1983 Series A (St. Francis Place); Yerba Buena Center. (Resolution No. 99-88)

Action taken: \_\_\_\_\_

- (c) Authorizing execution of Amendments to various documents which permit a substitute Letter of Credit in connection with the Agency's Housing Mortgage Revenue Bonds, 1983 Series A (St. Francis Place); Yerba Buena Center. (Resolution No. 100-88)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment



F  
35  
2  
0/88  
= R E D E V E L O P M E N T     A G E N C Y

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., MAY 10, 1988

= A G E N D A =

DOCUMENTS DEPT.

MAY 6 1988

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business

- (a) Public Hearing to hear all persons interested in the sale of ten parcels located on Mendell Street between Innes Avenue and Kirkwood Court; Hunters Point

Authorizing an Agreement with Mendell Terrace Group, Inc., in connection with the sale of ten parcels located on Mendell Street between Innes Avenue and Kirkwood Court; Hunters Point. (Resolution No. 101-88)

Action taken: \_\_\_\_\_

- (b) Authorizing the revision of the performance schedule of the Agreement with M & L/India Basin, Inc. for the development of a parcel located on the south side of Evans Avenue between Mendell and Keith Street; India Basin. (Resolution No. 102-88)

Action taken: \_\_\_\_\_

- (c) Authorizing a Security Patrol/Harbor Attendant Services Contract - South Beach Harbor; Rincon Point-South Beach. (Resolution No. 103-88)

Action taken: \_\_\_\_\_

- (d) Approving the Application to the California Department of Parks and Recreation for Special Account for Capital Outlay Moneys in the amount of \$250,000 for the development of the South Beach Park; Rincon Point-South Beach. (Resolution No. 104-88)

Action taken: \_\_\_\_\_

- (e) Authorizing a First Amendment to the Agreement for Professional Services (Archaeological Consultant Services), which expands the Scope of Services and increases the amount payable thereunder, with Archeo-Tec Consulting Archaeologists; Rincon Point-South Beach. (Resolution No. 105-88)

Action taken: \_\_\_\_\_



New Business (cont'd)

- (f) Authorization to Waive Berthing Fees for the Port of San Francisco Whaleboat races May 6 - 21, 1988; Rincon Point-South Beach.  
(Resolution No. 106-88)

Action taken: \_\_\_\_\_

- (g) Authorizing an expenditure for repair of two elevators at the Agency-owned building located at 693 Mission Street; Yerba Buena Center.  
(Resolution No. 107-88)

Action taken: \_\_\_\_\_

- (h) Authorizing a Third Amendment to Legal Services Agreement with Brobeck, Phleger & Harrison which increases the maximum amount payable; Yerba Buena Center. (Resolution No. 108-88)

Action taken: \_\_\_\_\_

- (i) Authorization of a Memorandum of Agreement with International Federation of Professional and Technical Engineers, Local 21.  
(Resolution No. 109-88)

Action taken: \_\_\_\_\_

- (j) Amending Salary Resolution No. 165-87 to create the classification of Project Coordinator and Senior Programmer Analyst.  
(Resolution No. 110-88)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment





REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

MAY 16 1988

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., MAY 17, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MAY 13, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing an Agreement with the City and County of San Francisco for Agency Reimbursement of City Costs in connection with the South Beach Assessment District; Rincon Point-South Beach.
- 2) Authorizing exclusive negotiations with Progress Seven, a California corporation, for the development of a parcel located on Whitney Young Circle at Newcomb Avenue; Hunters Point.
- 3) Authorizing a Second Amendment to a Personal Services Contract with Peat Marwick Main & Co. and Izabel, Bernaciak, and Yamamoto for the Audit of the Agency's Financial Records of the years ended June 30, 1987 and 1988.
- 4) Adoption of building program for the Visual Arts Center; Yerba Buena Center.
- 5) Adoption of building program for the Theatre in Yerba Buena Center.
- 6) Approving the concepts and authorizing the issuance of Requests for Proposals (RFP) for the development of Parcel 732, located in the block bounded by Fillmore, Eddy, Webster and Ellis Streets; Western Addition A-2.

\*\*\*\*\*

Prepared and mailed May 9, 1988



F  
35  
3  
7/88  
REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

MAY 12 1988

REGULAR MEETING -- 4:00 P.M., MAY 17, 1988

SAN FRANCISCO  
PUBLIC LIBRARY

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
  - (a) Authorizing a First Amendment to the Agreement for Professional Services (Archaeological Consultant Services), which expands the Scope of Services and increases the amount payable thereunder, with Archeo-Tec Consulting Archaeologists; Rincon Point-South Beach. (Resolution No. 105-88)Action taken: \_\_\_\_\_
6. Matters of New Business
  - (a) Approving the goals, authorizing the issuance of Request for Proposals (RFP) and approving advertising expenses for the development of Parcel 732, located in the block bounded by Fillmore, Eddy, Webster and Ellis Street; Western Addition A-2. (Staff recommends this matter be continued to the meeting of May 24, 1988)Action taken: \_\_\_\_\_
- (b) Authorizing Exclusive Negotiations with Progress Seven, a California corporation, for the development of a parcel located on Whitney Young Circle at Newcomb Avenue; Hunters Point. (Resolution No. 111-88)Action taken: \_\_\_\_\_
7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

MAY 18 1988

REGULAR MEETING -- 4:00 P.M., MAY 24, 1988

SAN FRANCISCO  
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MAY 20, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Approving the method of sale and minimum disposition price of 1905-07 O'Farrell Street, and placement of advertising in connection with Rehabilitation Offering No. 26; Western Addition A-2.
- 2) Authorizing Exclusive Negotiations with Fourth and Harrison Associates, a partnership for the development of a parcel located at Fourth and Harrison Street; Yerba Buena Center.
- 3) Authorizing a Second Amendment to a Personal Services Contract with Peat Marwick Main & Co. and Izabel, Bernaciak and Company for the Audit of the Agency's Financial Records of years ended June 30, 1987 and 1988.
- 4) Authorizing a Third Amendment to Legal Services Agreement with Brobeck, Phleger & Harrison which increases the maximum amount payable; Yerba Buena Center.
- 5) Adoption of building program for the Visual Arts Center; Yerba Buena Center.
- 6) Adoption of building program for the Theatre in Yerba Buena Center.
- 7) Approving the requirements and goals, authorizing the issuance of Request for Proposals (RFP) and approving advertising expenses for the development of Parcel 732, located in the block bounded by Fillmore, Eddy, Webster and Ellis Street; Western Addition A-2.

\*\*\*\*\*  
Prepared and mailed May 16, 1988



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., MAY 24, 1988

A G E N D A

DOCUMENTS DEPT.

MAY 23 1988

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting, April 12, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business

- (a) Approving the goals, authorizing the issuance of Request for Proposals (RFP) and approving advertising expenses for the development of Parcel 732, located in the block bounded by Fillmore, Eddy, Webster and Ellis Street; Western Addition A-2. (Resolution No. 112-88)

Action taken: \_\_\_\_\_

- (b) Authorizing a Third Amendment to Legal Services Agreement with Brobeck, Phleger & Harrison which increases the maximum amount payable; Yerba Buena Center. (Resolution No. 108-88)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Approving the method of sale and minimum disposition price of 1905-07 O'Farrell Street, and placement of advertising in connection with Rehabilitation Offering No. 26; Western Addition A-2. (Resolution No. 113-88)

Action taken: \_\_\_\_\_

- (b) Authorizing a Letter Agreement with Bayside Village Associates for installation of a 12" Water Main in Beale Street; Rincon Point-South Beach. (Resolution No. 114-88)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment





REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

MAY 24 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., MAY 31, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MAY 27, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing Exclusive Negotiations with Fourth and Harrison Associates, a partnership, (S. Leonoudakis, President) for the development of a parcel located at Fourth and Harrison Street; Yerba Buena Center.
- 2) Authorizing a First Amendatory Agreement to the Land Disposition Agreement with Terry Collins, Cecilia R. Johnson-Collins, George P. Colbert and Greer M. Smith Colbert for private rehabilitation of 1151 Webster Street; Western Addition A-2.
- 3) Authorizing an extension of Exclusive Negotiations with Parent-Infant Neighborhood Center, Inc. for the development of a parcel located at the southeast corner of O'Farrell and Webster Streets; Western Addition A-2.
- 4) Authorizing an Owner Participation Agreement with the Young Men's Christian Association, a California Non-Profit Public Benefit Corporation, in connection with 1530 Buchanan Street; Western Addition A-1.
- 5) Authorizing a Second Amendment to a Personal Services Contract with Peat Marwick Main & Co. and Izabel, Bernaciak and Company for the Audit of the Agency's Financial Records of years ended June 30, 1987 and 1988.
- 6) Workshop on and approving the resolution of certain of the remaining design concerns and also approving an extension of the date for the resolution of the unresolved concerns for Fillmore Center Associates' development on Parcels bounded by O'Farrell, Fillmore, Turk and Steiner Streets; Western Addition A-2.
- 7) Authorizing a Janitorial Services Contract for the Agency's office space at 939 Ellis Street.
- 8) Adopting a Building Program for the Visual Arts Center and authorizing a second amendment to the architecture agreement with Robinson, Mills and Williams in connection with the program; Yerba Buena Center.
- 9) Adopting a Building Program for the Theatre and authorizing a first amendment to the architecture agreement with James Stewart Polshek and Partners in connection with the program; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed May 23, 1988



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., MAY 31, 1988

A G E N D A

1. Recognition of a Quorum

2. Approval of Minutes

3. Report of the President

4. Report of the Executive Director and other Staff

5. Matters of Unfinished Business

6. Matters of New Business

DOCUMENTS DEPT.

MAY 27 1988

SAN FRANCISCO  
PUBLIC LIBRARY

- (a) Authorizing a First Amendatory Agreement to the Land Disposition Agreement with Terry Collins, Cecilia R. Johnson-Collins, George P. Colbert and Greer M. Smith Colbert, for Rehabilitation of 1151 Webster Street; Western Addition A-2. (Resolution No. 115-88)

Action taken: \_\_\_\_\_

- (b) Authorizing Re-entry into Exclusive Negotiations with Parent-Infant Neighborhood Center, Inc. for the development of a parcel located at the southeast corner of O'Farrell and Webster Streets; Western Addition A-2. (Resolution No. 116-88)

Action taken: \_\_\_\_\_

- (c) Authorizing an Owner Participation Agreement with the Young Men's Christian Association, a California Non-Profit Public Benefit Corporation, in connection with 1530 Buchanan Street; Western Addition A-2 (Resolution No. 117-88)

Action taken: \_\_\_\_\_

- (d) Authorizing Exclusive Negotiations with San Francisco Parking, Inc., for the development of a parcel located on the northeast corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 118-88)

Action taken: \_\_\_\_\_

- (e) Authorizing a Second Amendment (which modifies the Program and Construction Budget and other changes) to the record Architect Agreement with Robinson Mills and Williams; Yerba Buena Center. (Resolution No. 119-88)

Action taken: \_\_\_\_\_

- (f) Authorizing a First Amendment (which modifies the Program and Construction Budget) to the Architecture Agreement with James Stewart Polshek and Partners; Yerba Buena Center. (Resolution No. 120-88)

Action taken: \_\_\_\_\_

- (g) Authorizing the further amendment of the date for conveyance of the Parcel in the Third Amendatory Agreement with M & L/India Basin, Inc., for the development of a Parcel located on the south side of Evans Avenue between Mendell and Keith Streets; India Basin Industrial Park. (Resolution No. 121-88)

Action taken: \_\_\_\_\_

- (h) Authorizing a Second Amendment to the Personal Services Contract with Keyser Marston Associates, Inc., for Economic Urban Land Consulting Services, which expands the Contract to all Project Areas, increases the amount payable thereunder and makes certain other changes; All Project Areas. (Resolution No. 122-88)

Action taken: \_\_\_\_\_

- (i) Authorizing a Janitorial Services Contract for the Agency's office space at 939 Ellis Street. (Resolution No. 123-88)

Action taken: \_\_\_\_\_

- (j) Authorizing a Second Amendment to a Personal Services Contract with Peat Marwick Main & Co., and Izabel, Bernaciak and Company for the Audit of the Agency's Financial Records of years ended June 30, 1987 and 1988. (Resolution No. 124-88)

Action taken: \_\_\_\_\_

- (k) Workshop on and approving resolution of certain of the five remaining Design Concerns for a portion of the Development, and also approving a Date Certain for the resolution of the Unresolved Design Concerns for the remaining portion of Fillmore Center Associates' Development on parcels bounded by O'Farrell, Fillmore, Turk and Steiner Streets; Western Addition A-2. (Resolution No. 125-88)

Action taken: \_\_\_\_\_

NOTE: THE WORKSHOP WILL BE HELD IN THE FOURTH FLOOR CONFERENCE ROOM

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment

35  
3  
/88  
REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JUNE 7, 1988

A G E N D A

1. Recognition of a Quorum

2. Approval of Minutes

3. Report of the President

4. Report of the Executive Director and other Staff

5. Matters of Unfinished Business

6. Matters of New Business

- (a) Authorizing a First Amendment to Developer Agreement, which corrects an Ambiguity regarding Commitment Fees in connection with the Agency's Residential Mortgage Revenue Bonds, 1981 Issue A; Western Addition A-2. (Resolution No. 126-88)

Action taken: \_\_\_\_\_

- (b) Resolution of Intention to approve an Amendment to Contract with the Board of Administration of the Public Employees' Retirement System. (Resolution No. 127-88)

Action taken: \_\_\_\_\_

- (c) Amending Salary Resolution No. 165-87 to create the classification of Project Coordinator and Senior Programmer Analyst. (Resolution No. 128-88)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment

DOCUMENTS DEPT.

JUN 3 1988

SAN FRANCISCO  
PUBLIC LIBRARY



35  
3  
4/88

REDEVELOPMENT AGENCY DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

JUN 7 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JUNE 14, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JUNE 10, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

---

- 1) Workshop to review development proposals for Site DD-2, located on Hudson Avenue between Whitney Young Circle and Ingalls Street; Hunters Point.
- 2) Authorizing a Quit Claim Deed to the U.S.A. for release of a sewer easement and an Easement Deed for conveyance of a sewer easement to the City and County of San Francisco within a portion of the Morgan Heights (formerly Solomon Village) development, located northeasterly of Mariners Village in the vicinity of the Hunters Point Project Area.
- 3) Authorizing an expenditure of funds for property insurance on 550 First Street; Rincon Point-South Beach.
- 4) Workshop to present the Preliminary Construction Documents of the Central Block Three Meeting Rooms for the George R. Moscone Convention Center expansion; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed June 6, 1988





REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JUNE 14, 1988

A G E N D A

DOCUMENTS DEPT.

JUN 10 1988

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes, April 19, 1988 and April 26, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business

- (a) Authorizing a Quit Claim Deed to the U.S.A. for release of a sewer easement and an Easement Deed for conveyance of a sewer easement to the City and County of San Francisco within a portion of the Morgan Heights (formerly Solomon Village) development, located northeasterly of Mariners Village in the vicinity of the Hunters Point Project Area. (Resolution No. 129-88)

Action taken: \_\_\_\_\_

- (b) Authorizing an expenditure of funds for property insurance on 550 First Street; Rincon Point-South Beach. (Resolution No. 130-88)

Action taken: \_\_\_\_\_

- (c) Workshop for the Presentation of proposals for the development of Parcel DD-2, located on Hudson Avenue between Whitney Young Circle and Ingalls Street; Hunters Point.

Action taken: \_\_\_\_\_

NOTE: THIS WORKSHOP WILL BE HELD IN THE SEVENTH FLOOR BOARD ROOM

- (d) Workshop to present the Preliminary Construction Documents of the Central Block Three Meeting Rooms for the George R. Moscone Convention Center expansion; Yerba Buena Center.

Action taken: \_\_\_\_\_

NOTE: THIS WORKSHOP WILL BE HELD IN THE FOURTH FLOOR CONFERENCE ROOM

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

JUN 14 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JUNE 21, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JUNE 17, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing the offering method for 16 expandable homes on Innes Avenue and approving the sales prices and payment of certain costs; Hunters Point.
- 2) Authorizing an Amendment which revises the schedule of performance to the Agreement with Bruce E. Loughridge and Lawrence M. Spergel in connection with the property located at 1402-04 Post Street; Western Addition A-2.
- 3) Finding that it is necessary to deposit less than 20% of the Tax Increment Allocated in Fiscal Year 1987-88 to the Agency from the Yerba Buena Center Redevelopment Project into the Low and Moderate Income Housing Fund.
- 4) Authorizing a Letter Agreement with the Information Services Division of the Office of the Controller of the City and County of San Francisco to provide the Agency with Property Tax Information for all Redevelopment Project Areas.
- 5) Authorizing a Letter Agreement with the City and County of San Francisco for building inspection services for the period from July 1, 1988 to June 30, 1989; Western Addition A-2 and Yerba Buena Center.
- 6) Approval of Letter Agreement with the Department of Public Works for Rehousing Inspection Services; All Project Areas.
- 7) Authorizing a Third Amendment to the Personal Services Contract with Warren, McVeigh and Griffin for Risk Management Consulting Services.
- 8) Authorizing a First Amendment to the On-Site Service Contract with Display Systems Leasing, Inc. for the Maintenance of Word Processing Equipment.
- 9) Appeal of Sam Kalman for modification of the Design Standards for Development Site D located on the northwest corner of Beale and Bryant Street; Rincon Point-South Beach.
- 10) Conditionally approving the Preliminary Construction Documents for the CB-3 meeting rooms; Yerba Buena Center.
- 11) Authorizing Exclusive Negotiations with a developer for the development of a parcel located on Hudson Avenue between Whitney Young Circle and Ingalls Street; Hunters Point.

\*\*\*\*\*  
Prepared and mailed June 13, 1988



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JUNE 21, 1988

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes, Regular Meeting, March 29, 1988;  
Closed Session, May 3, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

JUN 20 1988

SAN FRANCISCO  
PUBLIC LIBRARY

- (a) Appeal of Sam Kalman for modification of the Design Standards for Development Site D located on the northwest corner of Beale and Bryant Streets; Rincon Point-South Beach.

Action taken: \_\_\_\_\_

- (b) Authorizing the Executive Director to take all necessary Actions in connection with recovery of Berthage Fees at South Beach Harbor; Rincon Point-South Beach. (Resolution No. 131-88)

Action taken: \_\_\_\_\_

- (c) Authorizing Exclusive Negotiations with Sunboro Corporation for the development of a parcel located on Hudson Avenue between Whitney Young Circle and Ingalls Street; Hunters Point. (Resolution No. 132-88)

Action taken: \_\_\_\_\_

- (d) Authorizing an Amendment which revises the schedule of performance to the Agreement with Bruce E. Loughridge and Lawrence M. Spergel in connection with the property located at 1402-04 Post Street; Western Addition A-2. (Resolution No. 133-88)

Action taken: \_\_\_\_\_

- (e) Finding that it is necessary to deposit less than 20% of the Tax Increment Allocated in Fiscal Year 1987-88 to the Agency from the Yerba Buena Center Redevelopment Project into the Low and Moderate Income Housing Fund, and adopting a plan to eliminate the deficit in the Low and Moderate Income Housing Fund. (Resolution No. 134-88)

Action taken: \_\_\_\_\_



New Business (cont'd)

- (f) Authorizing a Letter Agreement with the Information Services Division of the Office of the Controller of the City and County of San Francisco to provide the Agency with Property Tax Information; All Redevelopment Project Areas. (Resolution No. 135-88)

Action taken: \_\_\_\_\_

- (g) Authorizing a Letter Agreement with the City and County of San Francisco for building inspection services for the period from July 1, 1988 to June 30, 1989; All Redevelopment Project Areas. (Resolution No 136-88)

Action taken: \_\_\_\_\_

- (h) Approval of Letter Agreement with the Department of Public Works for Rehousing Inspection Services; All Redevelopment Project Areas. (Resolution No. 137-88)

Action taken: \_\_\_\_\_

- (i) Conditionally approving the Preliminary Construction Documents for the CB-3 meeting rooms; Yerba Buena Center. (Resolution No. 138-88)

Action taken: \_\_\_\_\_

- (j) Authorizing a Third Amendment to the Personal Services Contract with Warren, McVeigh and Griffin for Risk Management Consulting Services. (Resolution. No. 139-88)

Action taken: \_\_\_\_\_

- (k) Authorizing a First Amendment to the On-Site Service Contract with Display Systems Leasing, Inc. for the Maintenance of Word Processing Equipment. (Resolution No. 140-88)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment





REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

JUN 22 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JUNE 28, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JUNE 24, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

1. Awarding Contract IIB-PILES to Dutra Construction Co., Inc.; Rincon Point-South Beach.
2. Authorizing a Construction Management Contract with Turner Construction Company in connection with Construction Management Services for the Design Phase for CB-2 and CB-3 Public Facilities; Yerba Buena Center.
3. Authorizing an Amendment to the Contract with the Board of Administration of the Public Employees' Retirement System.
4. Authorizing a Letter Agreement with the City and County of San Francisco for the use of an employee.
5. Authorizing the offering method for 16 expandable homes on Innes Avenue and approving the sales prices and payment of certain costs; Hunters Point.
6. Authorizing a Tender Agent Agreement in connection with the Agency's Twenty-three Million Nine Hundred Thousand Dollar Variable Rate Demand Refunding Bonds, 1986 Issue A (South Beach Harbor); Rincon Point-South Beach.
7. Workshop on presentation of development proposals for the development of a parcel located on Hudson Avenue between Whitney Young Circle and Ardath Court; Hunters Point.

\*\*\*\*\*

Prepared and mailed June 21, 1988



REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

JUN 28 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JUNE 28, 1988

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, May 3 and May 10, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business

- (a) Authorizing Exclusive Negotiations with Sunboro Corporation for the development of a parcel located on Hudson Avenue between Whitney Young Circle and Ingalls Street; Hunters Point. (Resolution No. 132-88)

Action taken: \_\_\_\_\_

- (b) Finding that it is necessary to deposit less than 20% of the Tax Increment Allocated in Fiscal Year 1987-88 to the Agency from Yerba Buena Center Redevelopment Project into the Low and Moderate Income Housing Fund, and adopting a plan to eliminate the deficit in the Low and Moderate Income Housing Fund. (Resolution No. 134-88)

Action taken: \_\_\_\_\_

- (c) Authorizing a Letter Agreement with the Information Services Division of the Office of the Controller of the City and County of San Francisco to provide the Agency with Property Tax Information; All Redevelopment Project Areas. (Resolution No. 135-88)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Authorizing the offering method for 16 expandable homes on Innes Avenue and approving the sales prices and payment of certain costs; Hunters Point. (Resolution No. 142-88)

Action taken: \_\_\_\_\_

- (b) Awarding Contract IIB-PILES to Dutra Construction Co., Inc. for removal of piles at South Beach Harbor; Rincon Point-South Beach. (Resolution No. 143-88)

Action taken: \_\_\_\_\_

over



New Business (cont'd)

- (c) Authorizing a Tender Agent Agreement in connection with the Agency's Twenty-three Million Nine Hundred Thousand Dollar Variable Rate Demand Refunding Bonds, 1986 Issue A (South Beach Harbor); Rincon Point-South Beach. (Resolution No. 144-88)

Action taken: \_\_\_\_\_

- (d) Authorizing a Construction Management Contract with Turner Construction Company in connection with Construction Management Services for the Design Phase for CB-2 and CB-3 Public Facilities; Yerba Buena Center. (Resolution No. 145-88)

Action taken: \_\_\_\_\_

- (e) Authorizing an Amendment to the Contract with the Board of Administration of the Public Employees' Retirement System. (Resolution No. 146-88)

Action taken: \_\_\_\_\_

- (f) Authorizing a Letter Agreement with the City and County of San Francisco for the use of an employee. (Resolution No. 147-88)

Action taken: \_\_\_\_\_

- (g) Authorizing an expenditure of funds for registration cost in connection with the NAHRO Summer Conference in San Francisco on July 7-10, 1988. (Resolution No. 148-88)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment



R E D E V E L O P M E N T   A G E N C Y

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

JUL 30 1988  
SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JULY 5, 1988

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, May 17, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business

- (a) Authorizing an amendment which extends the absolute conveyance date and revises certain performance dates to the Agreement with WDG-IV Westwood Condominiums for the development of property located at the southeast corner of a Sutter and Steiner Streets; Western Addition A-2. (Resolution No. 149-88)

Action taken: \_\_\_\_\_

- (b) Approving the resolution of a design concern for the Moscone Convention Center's Preliminary Construction Documents; Yerba Buena Center. (Resolution No. 150-88)

Action taken: \_\_\_\_\_

- (c) Workshop for a presentation by Fumihiko Maki on progress of the North Cultural Building Schematic Design; Yerba Buena Center.
- (d) Workshop for a presentation by Mitchell/Giurgola of a Schematic Design Alternative for the Esplanade; Yerba Buena Center.

NOTE: THE WORKSHOPS WILL BE HELD IN THE FOURTH FLOOR CONFERENCE ROOM

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters ,
10. Adjournment





REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

JUL 6 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JULY 12, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JULY 8, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Workshop of three proposals for the development of a residential parcel located on Hudson Avenue between Whitney Young Circle and Ardath Court; Hunters Point.
- 2) Authorizing extension of exclusive negotiations with the Western Jewish History Center of the Judah L. Magnes Museum for purchase and rehabilitation of 1881 Bush Street; Western Addition A-2.
- 3) Authorization to expend funds for Postage, Reproduction and Certified Mailing with Return Receipt Requested of the Board of Supervisors Public Hearing Notices to 1,855 Property Owners within the six Project Areas proposed to be merged -- Embarcadero-Lower Market (Golden Gateway; Hunters Point; India Basin Industrial Park; Rincon Point-South Beach; Yerba Buena Center; and Western Addition A-2.
- 4) Amending Resolution No. 165-87 to make certain changes in compensation for Agency staff in relation to pay equity increases and other related matters.
- 5) Authorizing the payment of premiums related to participation in the Arkwright Mutual Insurance Company's Property Insurance Program through Bay Cities Joint Power Insurance Authority.
- 6) Workshop on Mello Roos Community Facilities District No. 1 for South Beach Streets; Rincon Point-South Beach.

\*\*\*\*\*  
Prepared and mailed July 5, 1988



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JULY 12, 1988

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

JUL 11 1988

SAN FRANCISCO  
PUBLIC LIBRARY

- (a) Authorizing Extension of Exclusive Negotiations with Bush Street Synagogue Cultural Center for Purchase and Rehabilitation of 1881 Bush Street (Parcel 674-F); Western Addition A-2. (Resolution No. 151-88)

Action taken: \_\_\_\_\_

- (b) Authorizing an Expenditure of Funds for Mailing Services in connection with the Board of Supervisors Public Hearing Notices to property owners within the following Redevelopment Project Areas proposed to be merged: Embarcadero-Lower Market (Golden Gateway); Hunters Point; India Basin Industrial Park; Rincon Point-South Beach; Yerba Buena Center; and Western Addition A-2. (Resolution No. 152-88)

Action taken: \_\_\_\_\_

- (c) Authorizing the payment of premiums related to participation in the Arkwright Mutual Insurance Company's Property Insurance Program through Bay Cities Joint Powers Insurance Authority. (Resolution No. 153-88)

Action taken: \_\_\_\_\_

- (d) Amending Resolution No. 165-87 to make certain changes in compensation for Agency staff in relation to pay equity increases and other related matters. (Resolution No. 154-88)

Action taken: \_\_\_\_\_

- (e) Authorization for Helen Sause, Project Director, Yerba Buena Center, and James H. Wilson, Project Director, Hunters Point/India Basin to attend the NAHRO Committee Meetings and 1988 Annual Conference from September 22 through September 28, 1988. (Resolution No. 155-88)

Action taken: \_\_\_\_\_



New Business (cont'd)

- (f) Workshop presentation of three proposals for the development of a residential parcel located on Hudson Avenue between Whitney Young Circle and Ardath Court; Hunters Point.
- (g) Workshop on Mello Roos Community Facilities District No. 1 for South Beach Streets; Rincon Point-South Beach.
- (h) Workshop for a presentation by Mitchell/Giurgola of a Schematic Design Alternative for the Esplanade; Yerba Buena Center. (This is a continued discussion from the meeting of July 5, 1988).

WORKSHOPS FOR ITEMS (f) & (g) WILL BE HELD IN THE SEVENTH FLOOR CONFERENCE ROOM

WORKSHOP FOR ITEM (h) WILL BE HELD IN THE FOURTH FLOOR CONFERENCE ROOM

- 7. Matters not appearing on Agenda
- 8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
- 9. Closed Session Matters
- 10. Adjournment



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

JUL 12 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JULY 19, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JULY 15, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing advertisement of a contract for the demolition and site clearance of 1956-60 Sutter Street; Western Addition A-2.
- 2) Authorization for the Executive Director to negotiate professional service contracts, with selected consultant firms to assist in the preparation of the Fisherman's Wharf Development Program and, pending successful contract negotiations, be authorized to negotiate with additional firms.
- 3) Authorizing a contract with the Urban Economic Development Corporation (UDEC) to provide services in connection with Bayview Plaza; India Basin.
- 4) Authorizing a Transfer of Program Funds from Hunters Point Redevelopment Project to the India Basin Redevelopment Project Area to create a Revolving Loan Fund for Small Local and Minority Businesses; India Basin.

\*\*\*\*\*  
Prepared and mailed July 11, 1988





REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JULY 19, 1988

A G E N D A

DOCUMENTS DEPT.

JUL 18 1988

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum

2. Approval of Minutes

3. Report of the President

4. Report of the Executive Director and other Staff

5. Matters of Unfinished Business

6. Matters of New Business

- (a) Authorizing advertisement of a contract for the demolition and site clearance of Lot 15, Block 677, 1956-60 Sutter Street; Western Addition A-2. (Resolution No. 156-88)

Action taken: \_\_\_\_\_

- (b) Authorizing the Executive Director to Negotiate Nine Professional Service Contracts with selected Consultant Firms to Assist in the Preparation of the Fisherman's Wharf Development Program. (Resolution No. 157-88)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment



88  
1  
REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

[AGENDA]

PLEASE NOTE - The REGULARLY SCHEDULED AGENCY MEETING OF JULY 26, 1988,  
WILL NOT BE HELD. THE NEXT REGULARLY SCHEDULED MEETING OF THE  
REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD  
ON AUGUST 2, 1988 at 4:00 P.M. AT 939 ELLIS STREET, FOURTH FLOOR  
CONFERENCE ROOM, SAN FRANCISCO, CALIFORNIA.

\*\*\*\*\*

Prepared and mailed July 22, 1988

DOCUMENTS DEPT.

JUL 22 1988

SAN FRANCISCO  
PUBLIC LIBRARY



JUL 27 1988

SAN FRANCISCO  
PUBLIC LIBRARYCALL AND NOTICE OF SPECIAL MEETING

OF THE

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

THE PRESIDENT OF THE AGENCY HAS CALLED AND NOTICE IS HEREBY

GIVEN that a special meeting of the Redevelopment Agency of the City and County of San Francisco will be held at the office of the Agency, 4th Floor Conference Room, 939 Ellis Street, San Francisco, California at 10:30 o'clock a.m. on the 29th day of July 1988 for the purpose of transacting the following items of business:

1. Consideration of:

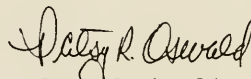
(i) Resolution of Intention to establish a Community Facilities District and to authorize a Special Tax pursuant to the Mello-Roos Community Facilities Act of 1982; Rincon Point-South Beach;

(ii) Resolution of Intention to Incur Bonded Indebtedness pursuant to the Mello-Roos Community Facilities Act of 1982; Rincon Point-South Beach.

(iii) Two Closed Sessions on the subject of litigation pursuant to Government Code Section 54956.9(b)(1).

2. The taking of action necessary or appropriate with respect to any or all of the foregoing.

by order of the President.



Patsy R. Oswald  
Agency Secretary

Dated: July 27, 1988



5  
9/88  
illed  
= R E D E V E L O P M E N T   A G E N C Y

CITY AND COUNTY ~~OF~~ SAN FRANCISCO  
939 ELLIS STREET, FOURTH FLOOR  
SAN FRANCISCO, CALIFORNIA 94109

[ Agenda ]  
≡

PLEASE NOTE: THE REGULARLY SCHEDULED AGENCY MEETINGS OF AUGUST 2, 1988  
AND AUGUST 9, 1988 WILL NOT BE HELD. THE NEXT REGULARLY SCHEDULED  
MEETING OF THE REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN  
FRANCISCO WILL BE HELD ON AUGUST 16, 1988 AT 4:00 P.M. AT 939 ELLIS  
STREET, FOURTH FLOOR CONFERENCE ROOM, SAN FRANCISCO, CALIFORNIA.

\*\*\*\*\*

PREPARED AND MAILED JULY 27, 1988

DOCUMENTS DEPT.

JUL 27 1988

SAN FRANCISCO  
PUBLIC LIBRARY





35  
3  
/88  
called

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 ELLIS STREET, FOURTH FLOOR  
SAN FRANCISCO, CALIFORNIA 94109

[Agenda]

DOCUMENTS DEPT.

AUG 5 1988

SAN FRANCISCO  
PUBLIC LIBRARY

PLEASE NOTE: THE REGULARLY SCHEDULED AGENCY MEETING OF AUGUST 9, 1988

WILL NOT BE HELD. THE NEXT REGULARLY SCHEDULED MEETING OF THE

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD

ON AUGUST 16, 1988.

\*\*\*\*\*

PREPARED AND MAILED AUGUST 5, 1988



REDEVELOPMENT AGENCY

AUG 10 1989

CITY AND COUNTY OF SAN FRANCISCO  
\*282 CITY HALL  
SAN FRANCISCO, CALIFORNIA 94102

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., AUGUST 16, 1988

REVISED TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, AUGUST 12, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Resolution of certain design concerns for CB-3 meeting rooms; Yerba Buena Center.
- 2) Authorizing the Executive Director to execute Professional Services Contracts with the following consultant firms: SOM, Hargreaves and Associates, Keilani Tom Design Associates, Recht Hausrath and Associates, AGS/Moffatt Nichol Engineers, AGS Inc., Don Todd Associates, Inc. and ESA Inc. in conjunction with the Fisherman's Wharf Development Program.
- 3) Authorizing an Amendment which revises the schedule of performance to the Agreement with Von Otter Development, a California general partnership, in connection with the property located at 1917 Ellis Street; Western Addition A-2.
- 4) Authorizing exclusive negotiations with GSI Holdings, a California general partnership, for the development of a parcel located on the southwesterly corner of LaSalle Avenue and Newcomb Avenue; Hunters Point.
- 5) Authorizing exclusive negotiations with Future Perfect, Inc. for the development of a parcel located on Keith Street between Hudson Avenue and Fairfax Avenue; Hunters Point.
- 6) Authorizing exclusive negotiations with Chong Wong and Matthew Huey for the purchase and rehabilitation of 1905-07 O'Farrell Street; Western Addition A-2.
- 7) Approving an Amendment which increases the authorized amount of Hazardous Materials/Waste Consulting Contract HM/WC-1 with Harding Lawson Associates; All Redevelopment Project Areas.
- 8) Amending Resolution No. 154-88 to adjust an Agency Classification's Compensation.

- OVER -

- 9) Authorizing payment to Lewis M. Merlo, Inc. in the amount of \$5,979.37 for emergency repairs at an open space area located on Garlington Court; Hunters Point.
- 10) Workshop on, and adoption of proposed housing and other policies relating to the proposed Merger of six existing redevelopment projects; (Staff recommends discussion on August 16th and action at a continuance of the meeting on August 18, 1988).

\*\*\*\*\*

\*PLEASE NOTE THAT THE AGENCY COMMISSION MEETING

OF AUGUST 16, 1988 WILL BE HELD IN ROOM 282,

CITY HALL, SAN FRANCISCO, CALIFORNIA 94102

Prepared and mailed August 8, 1988

## REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
\*939 ELLIS STREET, FOURTH FLOOR CONFERENCE ROOM  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., AUGUST 16, 1988

AUG 15 1988

SAN FRANCISCO  
PUBLIC LIBRARY

\*PLEASE NOTE THAT THE AGENCY COMMISSION MEETING OF  
AUGUST 16, 1988 THAT WAS SCHEDULED TO BE HELD IN ROOM  
282, CITY HALL, IS NOW SCHEDULED TO MEET AT 939 ELLIS  
STREET, IN THE BAY AREA AIR QUALITY MANAGEMENT  
DISTRICT'S FOURTH FLOOR CONFERENCE ROOM, SAN FRANCISCO,  
CALIFORNIA 94109

## AGENDA

1. Recognition of a Quorum
2. Approval of Minutes, Regular Meeting, May 24, May 31, June 7, June 14, 1988  
Closed Session, June 7, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business

- (a) Resolution of certain design concerns for CB-3 meeting rooms; Yerba Buena Center. (Resolution No. 160-88)

Action taken: \_\_\_\_\_

- (b) Authorizing Execution of a Professional Services Contract with AGS, Inc., for Civil/Structural Engineering Services in connection with the preparation of a Development Program for the Fisherman's Wharf Area. (Resolution No. 161-88)

Action taken: \_\_\_\_\_

- (c) Authorizing Execution of a Professional Services Contract with AGS, Inc., for Geotechnical Engineering Services in connection with the preparation of a Development Program for the Fisherman's Wharf Area. (Resolution No. 162-88)

Action taken: \_\_\_\_\_

- (d) Authorizing Execution of a Professional Services Contract with Recht Hausrath and Associates for Land Development Economics and Public Finance Services in connection with the preparation of a Development Program for the Fisherman's Wharf Area. (Resolution No. 163-88)

Action taken: \_\_\_\_\_



New Business (cont'd)

- (e) Authorizing Execution of a Professional Services Contract with Keilani Tom Design Associates for Graphic Design Services in connection with the preparation of a Development Program for the Fisherman's Wharf Area. (Resolution No. 164-88)

Action taken: \_\_\_\_\_

- (f) Authorizing Execution of a Professional Services Contract with Hargreaves Associates for Landscape Design Services in connection with the preparation of a Development Program for the Fisherman's Wharf Area. (Resolution No. 165-88)

Action taken: \_\_\_\_\_

- (g) Authorizing Execution of a Professional Services Contract with Don Todd Associates, Inc. for Cost Estimating Services in connection with the preparation of a Development Program for the Fisherman's Wharf Area. (Resolution No. 166-88)

Action taken: \_\_\_\_\_

- (h) Authorizing Execution of a Professional Services Contract with Skidmore, Owings and Merrill for Urban Design Services in connection with the preparation of a Development Program for the Fisherman's Wharf Area. (Resolution No. 167-88)

Action taken: \_\_\_\_\_

- (i) Authorizing Execution of a Professional Services Contract with Environmental Science Associates, Inc. for Environmental Analysis Services in connection with the preparation of a Development Program for the Fisherman's Wharf Area. (Resolution No. 168-88)

Action taken: \_\_\_\_\_

- (j) Authorizing an Amendment which revises the schedule of performance to the Agreement with Von Otter Development, a California general partnership, in connection with the property located at 1917 Ellis Street; Western Addition A-2. (Resolution No. 169-88)

Action taken: \_\_\_\_\_

- (k) Authorizing exclusive negotiations with GSI Holdings, a California general partnership, for the development of a parcel located on the southwesterly corner of LaSalle Avenue and Newcomb Avenue; Hunters Point. (Resolution No. 170-88)

Action taken: \_\_\_\_\_

- (l) Authorizing exclusive negotiations with Future Perfect, Inc. for the development of a parcel located on Keith Street between Hudson Avenue and Fairfax Avenue; Hunters Point. (Resolution No. 171-88)

Action taken: \_\_\_\_\_





New Business (cont'd)

- (m) Authorizing exclusive negotiations with Chong Wong and Matthew Huey for the purchase and rehabilitation of 1905-07 O'Farrell Street; Western Addition A-2. (Resolution No. 172-88)

Action taken: \_\_\_\_\_

- (n) Approving an Amendment which increases the authorized amount of Hazardous Materials/Waste Consulting Contract HM/WC-1 with Harding Lawson Associates; All Redevelopment Project Areas. (Resolution No. 173-88)

Action taken: \_\_\_\_\_

- (o) Amending Resolution No. 154-88 to adjust the compensation for the Agency Classification of Harbor Office Manager. (Resolution No. 174-88)

Action taken: \_\_\_\_\_

- (p) Authorizing payment to Lewis M. Merlo, Inc. in the amount of \$5,979.37 for emergency repairs at an open space area located on Garlington Court; Hunters Point. (Resolution No. 175-88)

Action taken: \_\_\_\_\_

- (q) Authorizing execution of a Personal Services Contract with Pluralist Systems Incorporated for Economic Urban Land Consulting Services; All Approved Redevelopment Project Areas. (Resolution No. 176-88)

Action taken: \_\_\_\_\_

- (r) Authorizing execution of a Sixth Amendment (which increases the amount payable and makes certain other changes) to the Personal Services Contract for Reuse Appraisal Services with Mills-Carneghi-Bautovich, Inc., formerly Mills-Carneghi, Inc.; All Approved Redevelopment Project Areas. (Resolution No. 177-88)

Action taken: \_\_\_\_\_

- (s) Amending Resolution No. 158-88, a Resolution of the Redevelopment Agency of the City and County of San Francisco of intention to establish a Community Facilities District and to Authorize the Levy of a special tax pursuant to the Mello-Roos Community Act of 1982. (Resolution No. 178-88)

Action taken: \_\_\_\_\_

- (t) Amending Resolution No. 159-88, a Resolution of the Redevelopment Agency of the City and County of San Francisco of intention to incur bonded indebtedness pursuant to the Mello-Roos Community Facilities Act of 1982. (Resolution No. 179-88)

Action taken: \_\_\_\_\_



New Business (cont'd)

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



REDEVELOPMENT AGENCY DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
\*505 VAN NESS AVENUE, AUDITORIUM  
SAN FRANCISCO, CALIFORNIA 94102

AUG 17 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., AUGUST 23, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, AUGUST 19, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

1. Authorizing execution of deed for dedication and conveyance of Cottage Row Mini-Park located between Bush and Sutter Streets, westerly of Webster Street; Western Addition A-2.
2. Authorizing Exclusive Negotiations with Summit Partners, for the development of a parcel located on Hudson Avenue between Whitney Young Circle and Ardath Court; Hunters Point.
3. Authorizing the Extension of Exclusive Negotiations with Guy de Jong, Acting as Managing General Partner (who is taking the place of Richard E. Romine) for Alamo Plaza Development Partners, for the development of a parcel located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2.
4. Authorizing Execution of a Second Amendment to Legal Services Agreement with Lawrence J. Koncz which increases the maximum amount payable and makes certain other changes; All Approved Redevelopment Project Areas.
5. Authorizing an expenditure of funds for temporary property insurance coverage on the Expandable (Innes Avenue) Homes; Hunters Point.
6. Adopting proposed housing and other policies relating to the proposed Merger of six existing redevelopment projects.
7. Approving the Agency's 1989 Financial Plan and authorizing the Executive Director to submit the Plan to the Mayor and the Board of Supervisors.

\*\*\*\*\*

\*PLEASE NOTE THAT THE AGENCY COMMISSION MEETING WILL BE  
HELD IN THE AUDITORIUM OF THE GOVERNOR EDMUND G. "PAT"  
BROWN BUILDING, 505 VAN NESS AVENUE, SAN FRANCISCO,  
CALIFORNIA 94102

Prepared and mailed August 16, 1988



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
\* COLLEGE OF PODIATRIG MEDICINE  
MAIN AUDITORIUM  
1835 ELLIS STREET  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., AUGUST 30, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, AUGUST 26, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Resolution authorizing formation of Community Facilities District, authorizing the levy of a special tax within the district, preliminarily establishing an appropriations limit for the district and submitting levy of the special tax and the establishment of the appropriations limit to the qualified electors of the district pursuant to the Mello-Roos Community Facilities Act of 1982; Rincon Point-South Beach.
- 2) Resolution determining the necessity to incur bonded indebtedness within community facilities district and submitting proposition to the qualified electors of the district pursuant to the Mello-Roos Community Facilities Act of 1982; Rincon Point-South Beach.
- 3) Resolution calling special election pursuant to the Mello-Roos Community Facilities Act of 1982; Rincon Point-South Beach.
- 4) Resolution declaring results of special election and directing recording of notice of special tax authorization pursuant to the Mello-Roos Community Facilities Act of 1982; Rincon Point-South Beach.
- 5) Resolution of Intention to Issue Special Tax Bonds pursuant to the Mello-Roos Community Facilities Act of 1982;
- 6) Authorizing an expenditure of funds for temporary property insurance coverage and Security Services on the Expandable (Innes Avenue) Homes; Hunters Point.
- 7) Authorizing Execution of a Second Amendment to Legal Services Agreement with Lawrence J. Koncz which increases the maximum amount payable and makes certain other changes; All Approved Redevelopment Project Areas.
- 8) Authorizing the extension of exclusive negotiations with San Francisco Parking, Inc., acting as prospective general partner of a partnership to be formed, for the development of a parcel located on the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.

- 9) Authorizing an amendment to the Owner Participation Agreement with 337 Fulton, Inc., a California corporation, in connection with the property located at 337 Fulton Street; and holding a Public Hearing and authorizing a variance from the off-street parking requirements of the Redevelopment Plan.
- 10) Authorizing execution of temporary permit(s) to use Port of San Francisco Property for additional Harbor Parking; Rincon Point-South Beach.
- 11) Authorizing a First Amendment (which increases the amount payable and initiates the Preliminary Drawings Phase for the Esplanade) to the Architecture Agreement with Mitchell/Guirgola Architects, Philadelphia; Yerba Buena Center.
- 12) Workshop to present responses to the Request for Proposals for the development of Parcel 732; Western Addition A-2.

\*\*\*\*\*

\*PLEASE NOTE THAT THE AGENCY COMMISSION MEETING WILL BE HELD IN  
THE MAIN AUDITORIUM OF THE COLLEGE OF PODIATRIC MEDICINE, 1835  
ELLIS STREET, SAN FRANCISCO, CALIFORNIA

Prepared and mailed August 22, 1988



## REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
\*COLLEGE OF PODIATRIC MEDICINE  
1835 ELLIS STREET  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., AUGUST 30, 1988

\*PLEASE NOTE THAT THE AGENCY COMMISSION MEETING OF  
AUGUST 30, 1988 IS SCHEDULED TO MEET AT THE  
COLLEGE OF PODIATRIC MEDICINE, 1835 ELLIS STREET,  
SAN FRANCISCO, CALIFORNIA 94109

A G E N D A

DOCUMENTS DEPT.

AUG 29 1988

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes, Regular Meeting, June 21, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
  - (a) Authorizing execution of a Personal Services Contract with Pluralist Systems Incorporated for Economic Urban Land Consulting Services; All Redevelopment Project Areas. (Resolution No. 176-88)  
  
Action taken: \_\_\_\_\_
  - (b) Authorizing Exclusive Negotiations with Summit Partners, for the development of a parcel located on Hudson Avenue between Whitney Young Circle and Ardath Court; Hunters Point. (Resolution No. 183-88)  
  
Action taken: \_\_\_\_\_
  - (c) Further discussion and action as appropriate regarding the Agency's 1989 Financial Plan.
6. Matters of New Business
  - (a) Public Hearing to hear all persons interested in a Resolution of the Redevelopment Agency of the City and County of San Francisco for the formation of Community Facilities District, Authorizing the Levy of a special tax within the District, Preliminary establishing an appropriations limit for the District and Submitting Levy of the Special Tax and the establishment of the appropriations limit to the qualified electors of the District; Rincon Point-South Beach.

over



A Resolution of the Redevelopment Agency of the City and County of San Francisco of formation of Community Facilities District, Authorizing the Levy of a special tax within the District, Preliminarily establishing an appropriations limit for the District and Submitting Levy of the Special Tax and the establishment of the appropriations limit to the qualified electors of the District; Rincon Point-South Beach.  
(Resolution No. 186-88)

Action taken: \_\_\_\_\_

- (b) Public Hearing to hear all persons interested in a Resolution of the Redevelopment Agency of the City and County of San Francisco, determining the necessity to incur bonded indebtedness within Community Facilities District and submitting proposition to the qualified electors of the District; Rincon Point-South Beach.

A Resolution of the Redevelopment Agency of the City and County of San Francisco determining the necessity to incur bonded indebtedness within Community Facilities District and submitting proposition to the qualified Electors of the District; Rincon Point-South Beach.  
(Resolution No. 187-88)

Action taken: \_\_\_\_\_

- (c) A Resolution of the Redevelopment Agency of the City and County of San Francisco calling Special Election; Rincon Point-South Beach.  
(Resolution No. 188-88)

Action taken: \_\_\_\_\_

- (d) A Resolution of the Redevelopment Agency of the City and County of San Francisco declaring results of Special Election and directing Recording of Notice of Special Tax Authorization; Rincon Point-South Beach.  
(Resolution No. 189-88)

Action taken: \_\_\_\_\_

- (e) A Resolution of the Redevelopment Agency of the City and County of San Francisco Levying Special Taxes within Community Facilities District; Rincon Point-South Beach. (Resolution No. 190-88)

Action taken: \_\_\_\_\_

- (f) A Resolution of the Redevelopment Agency of the City and County of San Francisco Expressing its intent to issue Special Tax Bonds pursuant to the Mello-Roos Community Facilities Act of 1982 to Finance Public Infrastructure Improvements; Rincon Point-South Beach.  
(Resolution No. 191-88)

Action taken: \_\_\_\_\_



- (g) Public Hearing to hear all persons interested in a variance to the off-street parking requirements of the Western Addition Area A-2 Redevelopment Plan; Western Addition A-2.

Conditionally granting a variance from the Off-Street Parking requirements of the Redevelopment Plan for the Western Addition Approved Redevelopment Project Area A-2 pertaining to the property located at 337 Fulton Street, Assessor's Block 792, Lot 7D; Western Addition A-2.  
(Resolution No. 192-88)

Action taken: \_\_\_\_\_

- (h) Authorizing a First Amendment which expands the permitted uses and makes other changes to the Owner Participation Agreement with 337 Fulton, Inc., a California Corporation, in connection with the property located at 337 Fulton Street (Assessor's Block 792, Lot 7D); Western Addition A-2. (Resolution No. 193-88)

Action taken: \_\_\_\_\_

- (i) Authorizing a First Amendment to the Commercial Rental Agreement with Dillingham Construction, N.A., Inc. for additional trailer space in Block 732; Western Addition A-2. (Resolution No. 194-88)

Action taken: \_\_\_\_\_

- (j) Authorizing an expenditure of funds for temporary property insurance coverage on the Expandable (Innes Avenue) Homes; Hunters Point. (Resolution No. 195-88)

Action taken: \_\_\_\_\_

- (k) Authorizing execution of a Contract for Temporary Security Coverage with Cal-State Patrol Service, Inc. for the Expandable (Innes Avenue) Homes; Hunters Point. (Resolution No. 196-88)

Action taken: \_\_\_\_\_

- (l) Authorizing the extension of exclusive negotiations with San Francisco Parking, Inc., acting as prospective general partner of a partnership to be formed, for the development of a parcel located on the northeast corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 197-88)

Action taken: \_\_\_\_\_

- (m) Authorizing a First Amendment (which increases the amount payable and makes other changes) the Architectural Agreement with Mitchell/Giurgola Architects, Philadelphia; Yerba Buena Center. (Resolution No. 198-88)

Action taken: \_\_\_\_\_



- (n) Authorizing Execution of a Second Amendment to Legal Services Agreement with Lawrence J. Koncz which increases the maximum amount payable and makes certain other changes; All Approved Redevelopment Project Areas. (Resolution No. 199-88)

Action taken: \_\_\_\_\_

- (o) Authorizing execution of a Permit to Use Port of San Francisco Property at Pier 30-32; South Beach Harbor; Rincon Point-South Beach. (Resolution No. 200-88)

Action taken: \_\_\_\_\_

- (p) Workshop to present responses to the Request for Proposals to develop Parcel 732, the block bounded by Fillmore, Eddy, Webster and Ellis (closed) Streets; Western Addition A-2.

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment





REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
\*505 VAN NESS AVENUE, AUDITORIUM  
SAN FRANCISCO, CALIFORNIA 94109

SEP 2 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., SEPTEMBER 6, 1988

\*PLEASE NOTE THAT THE AGENCY COMMISSION MEETING OF  
SEPTEMBER 6, 1988 IS SCHEDULED TO MEET IN THE AUDITORIUM  
OF THE GOVERNOR EDMUND G. "PAT" BROWN BUILDING, 505 VAN  
NESS AVENUE, SAN FRANCISCO, CALIFORNIA 94102

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business

- (a) Authorizing a First Amendment (which increases the amount payable and makes other changes) to the Architectural Agreement with Mitchell-Giurgola Architects, Philadelphia; Yerba Buena Center. (Resolution No. 198-88)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Conditionally authorizing a Fourth Amendment to the Owner Participation Agreement (which modifies the low to moderate income housing provisions) with SBMA, Ltd., for Assessor's Block 3789, Lots 26 & 27 located on the northerly side of Townsend Street between First and Colin P. Kelly, Jr. Streets; Rincon Point-South Beach. (Resolution No. 201-88)

Action taken: \_\_\_\_\_

- (b) Authorizing a Seventh Amendment to Legal Services Agreement with McCutchen, Doyle, Brown & Enersen which increases the maximum amount payable and makes certain other changes; All Redevelopment Project Areas. (Resolution No. 202-88)

Action taken: \_\_\_\_\_

- (c) Authorizing a Fourth Amendment to Legal Services Agreement with Brobeck, Phleger & Harrison which increases the maximum amount payable; Yerba Buena Center. (Resolution No. 203-88)

Action taken: \_\_\_\_\_

New Business (cont'd)

- (d) Authorizing a Personal Services contract with Urban Economic Development Corporation to provide consultant services in connection with the Bayview Plaza in the India Basin Industrial Park. (Resolution No. 204-88)

Action taken: \_\_\_\_\_

- (e) Authorizing a Letter Agreement with the Bureau of Light, Heat and Power for the installation of street lights on Jerrold Avenue; Hunters Point. (Resolution No. 205-88)

Action taken: \_\_\_\_\_

- (f) Extending the Date Certain for the resolution of the unresolved design concerns for the remaining portion of Fillmore Center Associates' Development on Parcels bounded by Geary, Fillmore, Turk and Steiner Streets; Western Addition A-2. (Resolution No. 206-88)

Action taken: \_\_\_\_\_

- (g) Amending Section V.G. Holidays, of the Personnel Policy to substitute the day after Thanksgiving for the Admissions Day Holiday. (Resolution No. 207-88)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SEP 8 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., SEPTEMBER 13, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, SEPTEMBER 9, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing re-entering into Exclusive Negotiations with the Bush Street Synagogue Cultural Center for the purchase and rehabilitation of 1881 Bush Street; Western Addition A-2.
- 2) Authorizing Exclusive Negotiations with the Bush Street Synagogue Cultural Center for the development of a parcel located near the southwesterly corner of Bush and Laguna Streets; Western Addition A-2.
- 3) Authorizing an Amendment to the Agreement with Terry Collins, Cecilia R. Johnson-Collins, George P. Colbert and Greer M. Smith-Colbert for purchase and rehabilitation of 1151 Webster Street; Western Addition A-2.
- 4) Authorizing execution of Fourth Amendment to Legal Services Agreement with Alice M. Beasley, which increases the maximum amount payable and makes certain other changes; All Redevelopment Project Areas.
- 5) Authorizing execution of Fifth Amendment to Legal Services Agreement with John D. Rogers, which increases the maximum amount payable and makes certain other changes; All Redevelopment Project Areas.
- 6) Authorizing staff to attend the ULI Conference, November 2 - 5, 1988 to be held in San Francisco, California.
- 7) Authorizing the modification of the Request for Qualifications in connection with the offering for the purchase and development of Parcel 3707-A located at the northeast corner of Third and Mission Streets; Yerba Buena Center.
- 8) Workshop presentation by James Stewart Polshek on progress of the Theatre Building schematic design; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed September 7, 1988



REDEVELOPMENT AGENCY DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SEP 12 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., SEPTEMBER 20, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, SEPTEMBER 16, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing a Deed for Dedication and Conveyance to the City and County of San Francisco for public street purposes certain portions of Jerrold Avenue and Donahue Street adjacent to the Morgan Heights and Mariners Village Developments in the vicinity of the Hunters Point Redevelopment Area.
- 2) Authorizing extension of exclusive negotiations with Sunboro Development Corporation for the development of a parcel located on Hudson Avenue between Whitney Young Circle and Ingalls Street; Hunters Point.
- 3) Authorizing extension of Exclusive Negotiations with Progress Seven, Inc. for the development of a parcel located on Whitney Young Circle between Hudson Avenue and LaSalle Avenue; Hunters Point.
- 4) Authorizing a Personal Services Contract with Lee Cayton.
- 5) Authorizing execution of supplemental Indenture A in connection with the Agency's \$9,915,000 aggregate principal amount of Mortgage Revenue Bonds, 1982 Series D (FHA Insured Mortgage Loan - Mercy Terrace Section 8 assisted Project) and \$9,325,100 Aggregate Principal amount of Construction Loan Notes, 1982 Series D (FHA Insured Advances - Mercy Terrace Section 8 Assisted Project)
- 6) Appointing David Jones as a member of the Rincon Point-South Beach Citizens Advisory Committee; Rincon Point-South Beach.

\*\*\*\*\*  
Prepared and mailed September 12, 1988



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., SEPTEMBER 20, 1988

A G E N D A

DOCUMENTS DEPT.

SEP 19 1988

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes, Regular Meeting, August 23, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business

- (a) Authorizing the modification of the Request for Qualifications in connection with the offering for the purchase and development of Parcel 3707-A, northeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 213-88)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Public Hearing to hear all persons interested in a Deed for Dedication and Conveyance to the City and County of San Francisco for Public Street Purposes; Hunters Point

Authorizing a Deed for Dedication and Conveyance to the City and County of San Francisco for public street purposes certain portions of Jerrold Avenue and Donahue Street adjacent to the Morgan Heights and Mariners Village Developments in the vicinity of the Hunters Point Redevelopment Area. (Resolution No. 217-88)

Action taken: \_\_\_\_\_

- (b) Authorizing extension of exclusive negotiations with Sunboro Development Corporation, a California Corporation for the development of a parcel located on Hudson Avenue between Whitney Young Circle and Ingalls Street; Hunters Point. (Resolution No. 218-88)

Action taken: \_\_\_\_\_

- (c) Authorizing extension of Exclusive Negotiations with Progress Seven, Inc., a California Corporation, for the development of a parcel located on Whitney Young Circle and Newcomb Avenue; Hunters Point. (Resolution No. 219-88)

Action taken: \_\_\_\_\_

New Business (cont'd)

- (d) Conditionally Authorizing execution of supplemental Indenture A, which corrects certain actions in connection with the Agency's \$9,915,000 aggregate principal amount of Mortgage Revenue Bonds, 1982 Series D (FHA Insured Mortgage Loan - Mercy Terrace Section 8 assisted Project) and \$9,325,100 Aggregate Principal amount of Construction Loan Notes, 1982 Series D (FHA Insured Advances - Mercy Terrace Section 8 Assisted Project) (Resolution No. 220-88)

Action taken: \_\_\_\_\_

- (e) Authorizing a Personal Services Contract with Lee Cayton.  
(Resolution No. 221-88)

Action taken: \_\_\_\_\_

- (f) Appointing David Jones and Catherine Kerr as members of the Rincon Point-South Beach Citizens Advisory Committee; Rincon Point-South Beach.  
(Resolution No. 222-88)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment



## REDEVELOPMENT AGENCY

SEP 20 1988

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., SEPTEMBER 27, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, SEPTEMBER 23, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 
- 1) Awarding Contract for Rehabilitation of 35-45 Hollis Street to Coastal Construction P.M. Inc.; Western Addition A-2.
  - 2) Commendations for Lee Cayton, May Jennings, Bernice Watkins and Wes Willoughby upon the occasion of their Retirement.
  - 3) Authorization for Commissioners and Staff to travel to Toronto, Canada and New York City October 22 - 25, 1988 to evaluate retail qualifications of YBG Associates; Yerba Buena Center.
  - 4) Authorizing an Amendment, which changes the assignment of two lots, to the Agreement for Disposition of Land for Private Development with Chambers Construction Company, in connection with the sale of 13 parcels located on Lindsay Court and Carpenter Court; Hunters Point.

\*\*\*\*\*  
Prepared and mailed September 19, 1988



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., SEPTEMBER 27, 1988

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

SEP 26 1988

SAN FRANCISCO  
PUBLIC LIBRARY

- (a) Awarding Contract for Rehabilitation of 35-45 Hollis Street to Coastal Construction P.M. Inc.; Western Addition A-2. (Resolution No. 223-88)

Action taken: \_\_\_\_\_

- (b) Authorizing an Amendment, which changes a designated subparcel of the Agreement for Disposition of Land for Private Development with Chambers General Construction Company, in connection with the sale of 13 parcels located on Carpenter Court and Lindsay Court, off Whitney Young Circle; Hunters Point. (Resolution No. 224-88)

Action taken: \_\_\_\_\_

- (c) Authorization for two Commissioners and the Executive Director to travel to Toronto, Canada and New York City, October 22-25, 1988, to determine the capacity of Olympia & York California Equities Corp. to assume the role of "Qualified Manager" of the Central Block 1 Retail Parcels; Yerba Buena Center. (Resolution No. 225-88)

Action taken: \_\_\_\_\_

- (d) Authorizing a Personal Services Contract with Redmond, F. Kernan. (Resolution No. 226-88)

Action taken: \_\_\_\_\_

- (e) Commending and expressing appreciation to Lee Cayton for her services upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 227-88)

Action taken: \_\_\_\_\_

OVER



New Business (cont'd)

- (f) Commending and expressing appreciation to May Jennings for her services upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 228-88)

Action taken: \_\_\_\_\_

- (g) Commending and expressing appreciation to Bernice Watkins for her services upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 229-88)

Action taken: \_\_\_\_\_

- (h) Commending and expressing appreciation to Wes Willoughby for his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 230-88)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



5  
188

REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SEP 26 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., OCTOBER 4, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, SEPTEMBER 30, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 
- 1) Authorizing the modification of the sales program for the 16 Expandable Homes on Innes Avenue; Hunters Point.
  - 2) Authorizing advertisement of a construction contract to abate existing code deficiencies of 693 Mission Street (Williams Building); Yerba Buena Center.
  - 3) Ratifying an expenditure of funds for emergency lighting and alarm system repairs at 693 Mission Street; Yerba Buena Center.
  - 4) Authorizing a Rental Agreement with the Salvation Army Senior Center, located on Fourth Street between Harrison & Folsom Street; Yerba Buena Center.
  - 5) Authorizing a loan to Bayside Village Associates to provide funds for its construction of street improvements; Rincon Point-South Beach.
  - 6) Authorizing a loan to South Beach Marina Apartments Ltd. to provide funds for the construction of street improvements; Rincon Point-South Beach.
  - 7) Authorizing acceptance of renewal of contract for Group Life Insurance with Standard Insurance.
  - 8) Authorization for Architectural Models, Inc. for model making services to add to and refine the Yerba Buena Center model; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed September 26, 1988





REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., OCTOBER 4, 1988

DOCUMENTS DEPT.

A G E N D A

SEP 30 1988

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business

- (a) Authorizing modification of the marketing and sales program to permit higher second mortgages in connection with the 16 expandable homes on Innes Avenue, being Parcel Y-7 through Y-15, Y-17, Y-18, Z-9, Z-10, Z-13, Z-14 and Z-16; Hunters Point. (Resolution No. 231-88)

Action taken: \_\_\_\_\_

- (b) Approving a Financial Institution Land Use in the Bayview Plaza Commercial Center on Parcel D, located within the block bounded by Third and Newhall Streets and Evans and Galvez Avenue; Hunters Point. (Resolution No. 232-88)

Action taken: \_\_\_\_\_

- (c) Authorizing advertisement of a construction contract to abate existing code deficiencies of 693 Mission Street (Williams Building); Yerba Buena Center. (Resolution No. 233-88)

Action taken: \_\_\_\_\_

- (d) Ratifying an expenditure of funds to Handypersons, Inc. for emergency lighting and fire alarm repairs at 693 Mission Street; Yerba Buena Center. (Resolution No. 234-88)

Action taken: \_\_\_\_\_

- (e) Authorizing a Rental Agreement with the Salvation Army Senior Center; located on Fourth Street between Harrison & Folsom Street; Yerba Buena Center. (Resolution No. 235-88)

Action taken: \_\_\_\_\_



New Business (cont'd)

- (f) Authorizing an expenditure of funds to Architectural Models, Inc. to provide model making services; Yerba Buena Center. (Resolution No. 236-88)

Action taken: \_\_\_\_\_

- (g) Authorizing a loan to Bayside Village Associates to provide funds for its construction of public improvements in the vicinity of its development; Rincon Point-South Beach. (Resolution No. 237-88)

Action taken: \_\_\_\_\_

- (h) Authorizing a loan to S.B.M.A. Limited to provide funds for its construction of public improvements in the vicinity of its development; Rincon Point-South Beach. (Resolution No. 238-88)

Action taken: \_\_\_\_\_

- (i) Authorizing acceptance of renewal of the contract for Group Life Insurance with Standard Insurance Company. (Resolution No. 239-88)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

OCT 5 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., OCTOBER 11, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, OCTOBER 7, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

1. Approving a drug store (Walgreen's) land use in the Bayview Plaza Commercial Center on Parcel D, located within the block bounded by Third and Newhall Streets and Evans and Galvez Avenues; India Basin Industrial Park.
2. Authorizing extension of exclusive negotiations with Chong Wong and Matthew Huey for rehabilitation of the property at 1905-07 O'Farrell Street; Western Addition.
3. Authorization for two Commissioners and the Executive Director to travel to Toronto, Canada and New York City, October 22-25, 1988, to determine the capacity of YBG Associates to assume the role of "Qualified Manager" of the Central Block 1 Retail Parcels; Yerba Buena Center.
4. Commendations for Blondine Guley and Sam Roberson upon the occasion of their retirements.
5. Designating and authorizing certain personnel to administer certain bank accounts.

\*\*\*\*\*  
Prepared and mailed October 3, 1988



35  
3  
1/88  
= R E D E V E L O P M E N T    A G E N C Y

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

OCT 11 1988

REGULAR MEETING -- 4:00 P.M., OCTOBER 11, 1988

SAN FRANCISCO  
PUBLIC LIBRARY

= A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes, Regular Meeting, August 16, August 30, 1988  
Closed Session, September 13, September 20, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business

- (a) Authorization for two Commissioners and the Executive Director to travel to Toronto, Canada and New York City, October 22-25, 1988, to determine the capacity of YBG Associates to assume the role of "Qualified Manager" of the Central Block 1 Retail Parcels; Yerba Buena Center. (Resolution No. 225-88)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Approving a Drugstore land use in the Bayview Plaza Commercial Center on Parcel D, located within the block bounded by Third and Newhall Streets and Evans and Galvez Avenues; India Basin Industrial Park. (Resolution No. 240-88)

Action taken: \_\_\_\_\_

- (b) Authorizing extension of Exclusive Negotiations with Chong Wong and Matthew Huey for the purchase and rehabilitation of the property at 1905-07 O'Farrell Street, Parcel 728-N; Western Addition A-2. (Resolution No. 241-88)

Action taken: \_\_\_\_\_

- (c) Designating and authorizing certain Personnel to administer certain bank accounts. (Resolution No. 242-88)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment





REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
\*COLLEGE OF PODIATRIC MEDICINE  
1835 ELLIS STREET  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

OCT 14 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., OCTOBER 18, 1988

\*PLEASE NOTE THAT THE AGENCY COMMISSION MEETING OF  
OCTOBER 18, 1988 IS SCHEDULED TO MEET AT THE  
COLLEGE OF PODIATRIC MEDICINE, 1835 ELLIS STREET,  
SAN FRANCISCO, CALIFORNIA 94109

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes, Regular Meeting, September 6, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
  - (a) Designating and authorizing certain Personnel to administer certain bank accounts. (Resolution No. 242-88)  
  
Action taken: \_\_\_\_\_
6. Matters of New Business
  - (a) Authorizing a Personal Services Contract with M. Paul Friedberg and Partners for design review and conceptual design services in connection with the Starlight Garden, CB-3; Yerba Buena Center. (Resolution No. 243-88)  
  
Action taken: \_\_\_\_\_
  - (b) Authorizing payment of premiums for insurance coverage on South Beach Harbor; Rincon Point-South Beach. (Resolution No. 244-88)  
  
Action taken: \_\_\_\_\_
  - (c) Commending and expressing appreciation to Blondine Gulley for her services upon the occasion of her retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 245-88)  
  
Action taken: \_\_\_\_\_



- (d) Commending and expressing appreciation to Samuel Roberson for his services upon the occasion of his retirement from the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 246-88)

Action taken: \_\_\_\_\_

- (e) Appointing The First Boston Corporation and Pryor, Govan, Counts and Company, Inc. as underwriters of special tax bonds proposed to be issued for Community Facilities District No. 1 (South Beach); Rincon Point-South Beach Redevelopment Project Area. (Resolution No. 247-88)

Action taken: \_\_\_\_\_

- (f) Workshop to present Agency staff's summaries of the Responses to the Request for Proposals to develop Parcel 732, the block bounded by Fillmore, Eddy, Webster and Ellis (closed) Streets; Western Addition A-2.

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., OCTOBER 25, 1988

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes, Regular Meeting, September 20, September 27, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

OCT 24 1988

SAN FRANCISCO  
PUBLIC LIBRARY

- (a) Authorizing a Personal Services Contract with Quan & Arima, Certified Public Accountants, to examine books and records for purposes of verifying M/WBE Status; All Redevelopment Project Areas. (Resolution No. 248-88)

Action taken: \_\_\_\_\_

- (b) Authorizing an Amendment to the Personal Services Contract for Cultural Planning Services with William B. Cook; Yerba Buena Center. (Resolution No. 249-88)

Action taken: \_\_\_\_\_

- (c) Approving retail clothing store land use in the Bayview Plaza Commercial Center on Parcel D (located within the block bounded by Third and Newhall Streets and Evans and Galvez Avenues); India Basin Industrial Park. (Resolution No. 250-88)

Action taken: \_\_\_\_\_

- (d) Authorizing a Second Amendment which changes the rental rate and terms of the Agreement to the Rental Agreement with Western Commercial Partnership II; Western Addition A-2. (Resolution No. 251-88)

Action taken: \_\_\_\_\_

- (e) Authorizing the Executive Director to delegate the Authority to execute Agency Documents. (Resolution No. 252-88)

Action taken: \_\_\_\_\_



New Business (cont'd)

- (f) Authorizing Helen Sause, Project Director, Yerba Buena Center and James Wilson, Project Director, Hunters Point/India Basin/Western Addition A-2, to attend the NAHRO Pacific Southwest Regional Council at San Diego, California, November 19-22, 1988. (Resolution No. 253-88)

Action taken: \_\_\_\_\_

- (g) Discussion of status of Parcel 3707-A (East Block One), located on the northeast corner of Third and Mission Streets; Yerba Buena Center.

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment





REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

OCT 28 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., NOVEMBER 1, 1988

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes, Regular Meeting, September 13, 1988, October 4, 1988,  
October 11, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business

- (a) Authorizing the Executive Director to delegate the Authority to execute certain Agency Documents to the Deputy Executive Director. (Resolution No. 252-88)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Authorizing a First Amendment to the Security Patrol Services Contract with Cal State Patrol Service, Inc. for the Innes Avenue Homes; Hunters Point. (Resolution No. 254-88)

Action taken: \_\_\_\_\_

- (b) Authorizing an extension of exclusive negotiations with Robert Upton and Berri McBride, acting as general partners for Summit Partners, a California limited partnership (to be formed), for the development of the Parcel located at the southwesterly corner of Hudson Avenue and Whitney Young Circle; Hunters Point. (Resolution No. 255-88)

Action taken: \_\_\_\_\_

- (c) Authorizing an extension of exclusive negotiations with Future Perfect, Inc., a California Corporation for the development of the Parcel located on Keith Street between Hudson and Fairfax Avenues; Hunters Point. (Resolution No. 256-88)

Action taken: \_\_\_\_\_

- (d) Approving a Beauty Salon Land Use in the Bayview Plaza Commercial Center on the Parcel located within the block bounded by Third and Newhall Streets and Evans and Galvez Avenues; India Basin Industrial Park. (Resolution No. 257-88)

Action taken: \_\_\_\_\_



New Business (cont'd)

- (e) Authorizing a Subordination Agreement in connection with a proposed new first loan to be made to MMI Partners, a general partnership, by Home Savings of America on the Parcel located at the northwest corner of Mendell Street and Evans Avenue; India Basin Industrial Park. (Resolution No. 258-88)

Action taken: \_\_\_\_\_

- (f) Authorizing an extension of exclusive negotiations with Parent-Infant Neighborhood Center, Inc., a California Nonprofit Corporation, for the Parcel located on the southeast corner of O'Farrell and Webster Streets; Western Addition A-2. (Resolution No. 259-88)

Action taken: \_\_\_\_\_

- (g) Authorizing an Amendatory Agreement with McDonald's Corporation, doing business as Delaware McDonald's Corporation, a corporation of the State of Delaware, in connection with the property located at 1100 Fillmore Street; Western Addition A-2. (Resolution No. 260-88)

Action taken: \_\_\_\_\_

- (h) Authorizing an exception to the Agency's South African Policy to allow payment to be made to Peat, Marwick, Main and Co. (Resolution No. 261-88)

Action taken: \_\_\_\_\_

- (i) Commending and expressing appreciation to Melvin D. Lee for his service as a Commissioner of the Redevelopment Agency. (Resolution No. 262-88)

Action taken: \_\_\_\_\_

- (j) Commending and expressing appreciation to H. Jesse Arnelle for his service as a Commissioner of the Redevelopment Agency. (Resolution No. 263-88)

Action taken: \_\_\_\_\_

- (k) Authorizing a tour by staff and Commissioners of housing done by perspective developers of Parcel 732. (Resolution No. 264-88)

Action taken: \_\_\_\_\_

- (l) Workshop to present the schematic design for the Yerba Buena Gardens Theatre; Yerba Buena Center.

NOTE: Workshop will be held in the Fourth Floor Conference Room

- (m) Workshop to present the schematic design for the Yerba Buena Gardens Visual Arts Building; Yerba Buena Center.

NOTE: THE WORKSHOP FOR ITEM (1) WILL BE CONTINUED TO WEDNESDAY, NOVEMBER 9, 1988, AT 2:30 P.M., AT 939 ELLIS STREET, FOURTH FLOOR CONFERENCE ROOM



New Business (cont'd)

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



REDEVELOPMENT AGENCY DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 ELLIS STREET, FOURTH FLOOR  
SAN FRANCISCO, CALIFORNIA 94109

NOV 1 1988

SAN FRANCISCO  
PUBLIC LIBRARY

[AGENDA]

PLEASE NOTE: THE REGULARLY SCHEDULED AGENCY MEETING OF TUESDAY NOVEMBER 8, 1988 WILL NOT BE HELD. THE MEETING OF TUESDAY, NOVEMBER 1, 1988, WILL BE CONTINUED TO WEDNESDAY, NOVEMBER 9, 1988 AT 2:30 P.M. IN THE FOURTH FLOOR CONFERENCE ROOM. THE PURPOSE IS TO HAVE A WORKSHOP TO PRESENT THE SCHEMATIC DESIGN FOR THE YERBA BUENA GARDENS VISUAL ARTS BUILDING IN YERBA BUENA CENTER.

THE NEXT REGULAR MEETING WILL BE HELD ON TUESDAY, NOVEMBER 15, 1988.

\*\*\*\*\*

PREPARED AND MAILED OCTOBER 31, 1988





NOV 3 1988

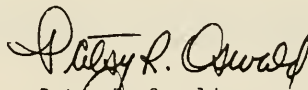
SAN FRANCISCO  
PUBLIC LIBRARY

NOTICE OF AN ADJOURNED MEETING AND LOCATION

OF THE

SAN FRANCISCO REDEVELOPMENT AGENCY

NOTICE IS HEREBY GIVEN that the November 1, 1988 regular meeting of the Redevelopment Agency of the City and County of San Francisco was adjourned to November 9, 1988 at 2:30 p.m. at 939 Ellis Street, fourth floor conference room for the purpose of having a workshop to present the schematic design for the Yerba Buena Gardens Visual Arts Building in Yerba Buena Center.



Patsy R. Oswald  
Agency Secretary

November 2, 1988



## REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

OCT 31 1988

REGULAR MEETING -- 4:00 P.M., NOVEMBER 1, 1988

SAN FRANCISCO  
PUBLIC LIBRARYA G E N D A

1. Recognition of a Quorum
2. Approval of Minutes, Regular Meeting, September 13, 1988, October 4, 1988,  
October 11, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business

- (a) Authorizing the Executive Director to delegate the Authority to execute certain Agency Documents to the Deputy Executive Director. (Resolution No. 252-88)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Authorizing a First Amendment to the Security Patrol Services Contract with Cal State Patrol Service, Inc. for the Innes Avenue Homes; Hunters Point. (Resolution No. 254-88)

Action taken: \_\_\_\_\_

- (b) Authorizing an extension of exclusive negotiations with Robert Upton and Berri McBride, acting as general partners for Summit Partners, a California limited partnership (to be formed), for the development of the Parcel located at the southwesterly corner of Hudson Avenue and Whitney Young Circle; Hunters Point. (Resolution No. 255-88)

Action taken: \_\_\_\_\_

- (c) Authorizing an extension of exclusive negotiations with Future Perfect, Inc., a California Corporation for the development of the Parcel located on Keith Street between Hudson and Fairfax Avenues; Hunters Point. (Resolution No. 256-88)

Action taken: \_\_\_\_\_

- (d) Approving a Beauty Salon Land Use in the Bayview Plaza Commercial Center on the Parcel located within the block bounded by Third and Newhall Streets and Evans and Galvez Avenues; India Basin Industrial Park. (Resolution No. 257-88)

Action taken: \_\_\_\_\_

New Business (cont'd)

- (e) Authorizing a Subordination Agreement in connection with a proposed new first loan to be made to MMI Partners, a general partnership, by Home Savings of America on the Parcel located at the northwest corner of Mendell Street and Evans Avenue; India Basin Industrial Park. (Resolution No. 258-88)

Action taken: \_\_\_\_\_

- (f) Authorizing an extension of exclusive negotiations with Parent-Infant Neighborhood Center, Inc., a California Nonprofit Corporation, for the Parcel located on the southeast corner of O'Farrell and Webster Streets; Western Addition A-2. (Resolution No. 259-88)

Action taken: \_\_\_\_\_

- (g) Authorizing an Amendatory Agreement with McDonald's Corporation, doing business as Delaware McDonald's Corporation, a corporation of the State of Delaware, in connection with the property located at 1100 Fillmore Street; Western Addition A-2. (Resolution No. 260-88)

Action taken: \_\_\_\_\_

- (h) Authorizing an exception to the Agency's South African Policy to allow payment to be made to Peat, Marwick, Main and Co. (Resolution No. 261-88)

Action taken: \_\_\_\_\_

- (i) Commending and expressing appreciation to Melvin D. Lee for his service as a Commissioner of the Redevelopment Agency. (Resolution No. 262-88)

Action taken: \_\_\_\_\_

- (j) Commending and expressing appreciation to H. Jesse Arnelle for his service as a Commissioner of the Redevelopment Agency. (Resolution No. 263-88)

Action taken: \_\_\_\_\_

- (k) Authorizing a tour by staff and Commissioners of housing done by prospective developers of Parcel 732. (Resolution No. 264-88)

Action taken: \_\_\_\_\_

- (l) Workshop to present the schematic design for the Yerba Buena Gardens Theatre; Yerba Buena Center.

NOTE: Workshop will be held in the Fourth Floor Conference Room

- (m) Workshop to present the schematic design for the Yerba Buena Gardens Visual Arts Building; Yerba Buena Center.

NOTE: THE WORKSHOP FOR ITEM (1) WILL BE CONTINUED TO WEDNESDAY, NOVEMBER 9, 1988, AT 2:30 P.M., AT 939 ELLIS STREET, FOURTH FLOOR CONFERENCE ROOM

New Business (cont'd)

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

NOV 10 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., NOVEMBER 15, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON THURSDAY, NOVEMBER 10, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Public Hearing and Granting a variance from the off-street parking requirements of the Redevelopment Plan for 1905-07 O'Farrell Street; Western Addition A-2.
- 2) Public Hearing and authorizing an Agreement with Chong Wong, Lee Nguey How Huey, Matthew Huey and Hannah Chiu Huey in connection with the purchase and rehabilitation of 1905-07 O'Farrell; Western Addition A-2.
- 3) Authorizing an Amendment to the Agreement with Terry Collins, Cecelia R. Johnson-Collins, George P. Colbert and Greer M. Smith-Colbert for private rehabilitation of 1151 Webster Street; Western Addition A-2.
- 4) Authorizing an extension of exclusive negotiations with GSI Holdings for the development of a parcel located on Newcomb Avenue at LaSalle Avenue; Hunters Point.
- 5) Authorizing the extension of exclusive negotiations with Alamo Plaza Development Partners, in conjunction with an Agreement with the Western Addition Senior Citizens' Center, Inc. for development of two parcels located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2.
- 6) Authorizing a Fifth Amendment (increasing the amount payable) to the Personal Services Contract with Maki and Associates; Yerba Buena Center.
- 7) Authorizing a Third Amendment (allowing payment for services prior to the contract date) to the Architecture Agreement with Robinson, Mills and Williams; Yerba Buena Center.
- 8) Authorizing interim parking lot use on the property located at the southwest corner of Van Ness Avenue and Ellis Street; Western Addition A-2.
- 9) Authorizing substitution of IR Pacific Residential, Inc. in place of Fillmore Center Developers as Managing General Partner of Fillmore Center Associates, the Developer of property bounded by Geary Boulevard, Fillmore, Turk and Steiner Streets; and including the southeast corner of Fillmore and Eddy Streets; Western Addition A-2.

- 10) Authorizing an Amendment to the Contract with Rai Okamoto for Consultant Services; Western Addition A-2.
- 11) A report on travel to Atlanta, Georgia and Southern California to view the nature, character and quality of housing produced by prospective developers of Parcel 732 in the Western Addition.
- 12) Workshop for presentation of qualifications by one prospective developer of a parcel located at the northeast corner of Third and Mission Streets; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed November 9, 1988



CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

NOV 10 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., NOVEMBER 15, 1988

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes, Regular Meeting, October 15, 1988, October 25, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business

- (a) Public Hearing to hear all persons interested in a variance from the off-street parking requirements of the Redevelopment Plan; Western Addition A-2.

Conditionally granting a variance from the off-street parking requirements of the Redevelopment Plan for 1905-07 O'Farrell Street; Western Addition A-2. (Resolution No. 265-88)

Action taken: \_\_\_\_\_

- (b) Public Hearing to hear all persons interested in a Land Disposition Agreement for Parcel 728-N; Western Addition A-2.

Authorizing a Land Disposition Agreement with Chong Wong, Lee Nguay How Huey, Matthew Huey and Hannah Chiu Huey in connection with the purchase and rehabilitation of 1905-07 O'Farrell; Western Addition A-2. (Resolution No. 266-88)

Action taken: \_\_\_\_\_

- (c) Authorizing an Amendment to the Agreement with Terry Collins, Cecelia R. Johnson-Collins, George P. Colbert and Greer M. Smith-Colbert for rehabilitation of 1151 Webster Street; Western Addition A-2. (Resolution No. 267-88)

Action taken: \_\_\_\_\_

- (d) Authorizing an extension of exclusive negotiations with Alamo Plaza Development Partners, in connection with an Agreement with the Western Addition Senior Citizens' Center, Inc. for development of two parcels located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2. (Resolution No. 268-88)

Action taken: \_\_\_\_\_

New Business (cont'd)

- (e) Conditionally authorizing interim parking lot use on the property located at the southwest corner of Van Ness Avenue and Ellis Street; Western Addition A-2. (Resolution No. 269-88)

Action taken: \_\_\_\_\_

- (f) Authorizing substitution of IR Pacific Residential, Inc. in place of Fillmore Center Developers as Managing General Partner of Fillmore Center Associates, the Developer of property bounded by Geary Boulevard, Fillmore, Turk and Steiner Streets; and including the southeast corner of Fillmore and Eddy Streets; Western Addition A-2. (Resolution No. 270-88)

Action taken: \_\_\_\_\_

- (g) Authorizing an Amendment to the Contract with Rai Giameto for Consultant Services; Western Addition A-2. (Resolution No. 271-88)

Action taken: \_\_\_\_\_

- (h) Authorizing an extension of exclusive negotiations with GSI Holdings for the development of a parcel located on Newcomb Avenue at LaSalle Avenue; Hunters Point. (Resolution No. 272-88)

Action taken: \_\_\_\_\_

- (i) Authorizing a Fifth Amendment (increasing the amount payable) to the Personal Services Contract with Maki and Associates; Yerba Buena Center. (Resolution No. 273-88)

Action taken: \_\_\_\_\_

- (j) Authorizing a Third Amendment (allowing payment for services prior to the contract date) to the Architecture Agreement with Robinson, Mills and Williams; Yerba Buena Center. (Resolution No. 274-88)

Action taken: \_\_\_\_\_

- (k) A report on travel to Atlanta, Georgia and Southern California to view the nature, character and quality of housing produced by prospective developers of Parcel 732 in the Western Addition.

- (l) Workshop for presentation of qualifications by one prospective developer of a parcel located at the northeast corner of Third and Mission Streets; Yerba Buena Center.

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment

NOV 15 1988

SAN FRANCISCO  
PUBLIC LIBRARY

## REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., NOVEMBER 22, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, NOVEMBER 18, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Conditionally approving the preliminary construction documents for the expansion of the George R. Moscone Convention Center on Central Block 2; Yerba Buena Center.
- 2) Authorizing the issuance of a Request for Proposals to prospective developers for the development of a parcel located at the southeast corner of Third and Harrison Streets and approving advertising expenses in connection with the offering of the parcel; Yerba Buena Center.
- 3) Authorizing the Issuance of Bonds pursuant to the Mello-Roos Community Facilities Act of 1982 and the Execution of all necessary documents in connection therewith; Community Facilities District No. 1; Rincon Point-South Beach.
- 4) Selection of a developer and authorization to enter into exclusive negotiations regarding the public offering of Block 732 bounded by Ellis, Eddy, Fillmore and Webster Streets; Western Addition A-2.
- 5) Workshop for presentation of qualifications by prospective developers of a parcel located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (Staff will recommend this item be continued to Tuesday, 2:30 p.m., November 29, 1988 at 939 Ellis Street, Seventh Floor Conference Room)

\*\*\*\*\*  
Prepared and mailed November 14, 1988



## = REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

NOV 21 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., NOVEMBER 22, 1988

## = A G E N D A =

## 1. Recognition of a Quorum

## 2. Approval of Minutes

## 3. Report of the President

## 4. Report of the Executive Director and other Staff

## 5. Matters of Unfinished Business

- (a) Conditionally granting a variance from the off-street parking requirements of the Redevelopment Plan for 1905-07 O'Farrell Street; Western Addition A-2. (Resolution No. 265-88)

Action taken: \_\_\_\_\_

- (b) Authorizing a Land Disposition Agreement with Chong Wong, Lee Nguey How Huey, Matthew Huey and Hannah Chiu Huey, in connection with the purchase and rehabilitation of 1905-07 O'Farrell Street; Western Addition A-2. (Resolution No. 266-88)

Action taken: \_\_\_\_\_

- (c) Authorizing an Amendment to the Contract with Rai Okamoto for Consultant Services; Western Addition A-2. (Resolution No. 271-88)

Action taken: \_\_\_\_\_

## 6. Matters of New Business

- (a) Authorizing the issuance of a Request for Proposals to purchase and develop the Parcel located at the southeast corner of Third and Harrison Streets and approving advertising expenses in connection with the offering of the parcel; Yerba Buena Center. (Resolution No. 275-88)

Action taken: \_\_\_\_\_

- (b) A Resolution of the Redevelopment Agency of the City and County of San Francisco providing for issuance of bonds pursuant to the Mello-Roos Community Facilities Act of 1982; Community Facilities District No. 1 (South Beach); Rincon Point-South Beach. (Resolution No. 276-88)

Action taken: \_\_\_\_\_



New Business (cont'd)

- (c) A Resolution of the Redevelopment Agency of the City and County of San Francisco approving and authorizing the execution and delivery of official statement, and Purchase Contract, and authorizing the execution and delivery of and approving other related documents and approving other related actions in connection therewith; Community Facilities District No. 1 (South Beach); Rincon Point-South Beach. (Resolution No. 277-88)

Action taken: \_\_\_\_\_

- (d) Selection of a developer and authorization to enter into Exclusive Negotiations regarding the public offering of Block 732, bounded by Ellis, Eddy, Fillmore and Webster Streets; Western Addition A-2. (Resolution No. 278-88)

Action taken: \_\_\_\_\_

- <sup>2</sup>  
(8) Workshop for Presentation of Qualifications by prospective developers of a parcel located at the northeast corner of Third and Mission Streets; Yerba Buena Center.

NOTE: STAFF WILL RECOMMEND THE WORKSHOP FOR ITEM <sup>2</sup>(8) BE CONTINUED TO TUESDAY, NOVEMBER 29, 1988, AT 2:30 p.m., 939 ELLIS STREET IN THE SEVENTH FLOOR CONFERENCE ROOM.

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment





REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

NOV 28 1988

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., NOVEMBER 29, 1988

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes, Closed Sessions; October 25, 1988, November 15, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
  - (a) Authorizing the issuance of a request for proposals to purchase and develop the parcel located at the southeast corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 275-88)

Action taken: \_\_\_\_\_

6. Matters of New Business
  - (a) Awarding and authorizing execution of Jerrold Avenue Improvements Contract with Esquivel Grading & Paving, Inc.; vicinity of Hunters Point Redevelopment Project Area. (Resolution No. 279-88)

Action taken: \_\_\_\_\_

- (b) Authorizing extension of Exclusive Negotiations with Fourth & Harrison, Inc., a California Corporation for the development of the parcel located on the northeast corner of Fourth and Harrison Streets; Yerba Buena Center. (Resolution No. 280-88)

Action taken: \_\_\_\_\_

- (c) Conditionally approving the preliminary construction documents for the expansion of the George R. Moscone Convention Center on Central Block 2; Yerba Buena Center. (Resolution No. 281-88)

Action taken: \_\_\_\_\_

- (d) Travel authorization for Helen L. Sause, Project Director, Yerba Buena Center, to travel to Washington, D.C., December 1-4, 1988 to conduct the meeting of the NAHRO Board of Governors Steering Committee. (Resolution No. 282-88)

Action taken: \_\_\_\_\_

OVER

New Business (cont'd)

- (e) Authorizing a Second Amendment which increases the amount payable under the Personal Services Contract with Christian P. Frederiksen for technical assistance in connection with the Cultural Program for the Central Blocks; Yerba Buena Center. (Resolution No. 283-88)

Action taken: \_\_\_\_\_

- (f) Workshop for presentation of qualifications by prospective developers of a parcel located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (Staff will recommend this item be continued to Tuesday, 2:30, December 6, 1988 at 939 Ellis Street, Seventh Floor Conference Room).

- 7. Matters not appearing on Agenda
- 8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
- 9. Closed Session Matters
- 10. Adjournment

RE DEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

NOV 29 1988

REGULAR MEETING -- 4:00 P.M., DECEMBER 6, 1988

SAN FRANCISCO  
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, DECEMBER 2, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Public Hearing and Conditionally granting a variance modifying the land coverage standards and requirements to Arthur J. Zanello and Sylvia Zanello, for the development on block 735, lot 28, located on the northeast corner of Laguna and Eddy Streets; Western Addition A-1.
- 2) Public Hearing and Conditionally granting variance modifying the standards and requirements for distance between opposing walls to Arthur J. Zanello and Sylvia Zanello, for the development on block 735, lot 28, located at the northeast corner of Laguna and Eddy Streets; Western Addition A-1.
- 3) Authorizing an Owner Participation Agreement with Arthur J. Zanello for the development of the property located at the northeast corner of Laguna and Eddy Streets; Western Addition A-1.
- 4) Authorizing an Amendment to the Agreement with G. Randolph Mellinger and J. George Mellinger for a parcel located on the northerly side of Newhall Street, westerly of Mendell Street; India Basin Industrial Park.
- 5) Workshop for presentation of qualifications by prospective developers of a parcel located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (Staff will recommend this item be continued to Tuesday, December 13, 1988 at 939 Ellis Street, Seventh Floor Conference Room).
- 6) Selection of a developer and authorization to enter into Exclusive Negotiations regarding the public offering of Block 732, bounded by Ellis, Eddy, Fillmore and Webster Streets; Western Addition A-2 Staff Report.
- 7) Authorizing a Commercial Rental Agreement with Fillmore Center Associates for the use of a portion of Block 732, northeast corner of Fillmore and Eddy Streets; Western Addition A-2.
- 8) Authorizing a Seventh Amendment to the Restated and Amended Disposition and Development Agreement with YBG Associates in regard to its development of the Central Blocks and East Block 2; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed November 28, 1988



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

DEC 7 1988

REGULAR MEETING -- 4:00 P.M., DECEMBER 13, 1988

PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, DECEMBER 9, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

1. Authorizing an increase in the Dental Plan Trustee administration fee.
2. Authorizing a telephone maintenance agreement with Master Communications.
3. Authorizing extension of Exclusive Negotiations with the Bush Street Synagogue Cultural Center for the purchase and development of 1899 Bush Street, located at the southeasterly corner of Bush and Laguna Streets, and the purchase and rehabilitation of 1881 Bush Street; Western Addition A-2.
4. Authorizing an amendment which extends the conveyance date and revises certain performance dates to the Agreement with WDG-IV Westwood Condominiums for development of a parcel located at the southeast corner of Sutter and Steiner Streets; Western Addition A-2.
5. Public Hearing and authorizing execution of documents in connection with the sale of 16 Expandable Homes on Innes Avenue; Hunters Point.
6. A workshop on and approval of Schematic Design for the Esplanade and Conceptual design for the Howard Street bridge and pavillion; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed December 5, 1988



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., DECEMBER 13, 1988

A G E N D A

1. Recognition of a Quorum

2. Approval of Minutes

3. Report of the President

4. Report of the Executive Director and other Staff

5. Matters of Unfinished Business

- (a) Authorizing the issuance of a request for proposals to purchase and develop the parcel located at the southeast corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 275-88)

Action taken: \_\_\_\_\_

- (b) Selection of a developer and authorization to enter into Exclusive Negotiations regarding the public offering of Block 732, bounded by Ellis, Eddy, Fillmore and Webster Streets; Western Addition A-2. (Resolution No. 278-88)

Action taken: \_\_\_\_\_

6. Matters of New Business

Public Hearing to hear all persons interested in the sale of  
16 expandable homes on Innes Avenue; Hunters Point

- (a) Authorizing execution of purchase agreements, deeds and other conveyance instruments in connection with the sale of the 16 expandable homes on Parcels Y-7 through Y-15, Y-17, Y-18, Z-9, Z-10, Z-13, Z-14, and Z-16 located on Innes Avenue; approving the disposition prices; Hunters Point. (Resolution No. 291-88)

Action taken: \_\_\_\_\_

- (b) Authorizing extension of Exclusive Negotiations with Bush Street Synagogue Cultural Center, for purchase and development of a parcel located at the southeasterly corner of Bush and Laguna Streets, and for the purchase and rehabilitation of 1881 Bush Street; Western Addition A-2. (Resolution No. 292-88)

Action taken: \_\_\_\_\_

OVER

New Business (cont'd)

- (c) Authorizing a Seventh Amendatory Agreement which extends the absolute conveyance date and revises the performance schedule of the Agreement for Disposition of Land with WDG-IV Westwood Condominiums, for the parcels located at the southeast corner of Sutter and Steiner Streets; Western Addition A-2. (Resolution No. 293-88)

Action taken: \_\_\_\_\_

- (d) Authorizing an annual equipment maintenance agreement with Master Communications. (Resolution No. 294-88)

Action taken: \_\_\_\_\_

- (e) Authorizing an increase in the Dental Plan Trustee Administration Fee. (Resolution No. 295-88)

Action taken: \_\_\_\_\_

- (f) Workshop and conditionally approving the schematic drawings for the Esplanade and the conceptual design drawings for the Howard Street Bridges and Pavilion; Yerba Buena Center. (Resolution No. 296-88)

Action taken: \_\_\_\_\_

NOTE: Workshop will be held in the Fourth Floor Conference Room

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., DECEMBER 20, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, DECEMBER 16, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) First Amendment to the Personal services contract with Urban Economic Development Corporation for Fillmore Street Minority Business Development; Western Addition A-1 and A-2.
- 2) Presentation of YBG Associates' capacity to participate as the qualified Manager for the Retail Parcels in the Central Blocks of Yerba Buena Center.
- 3) Workshop on status of the South Beach Harbor; Rincon Point-South Beach.

\*\*\*\*\*  
Prepared and mailed December 12, 1988

DOCUMENT

DEC 15 1988

LIBRARY



F  
35  
3  
20/88

REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

DEC 19 1988

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., DECEMBER 20, 1988

A G E N D A

1. Recognition of a Quorum

1. Approval of Minutes: Regular Meeting, November 1, 1988  
Closed Session, November 29, December 6 and  
December 13, 1988

3. Report of the President

4. Report of the Executive Director and other Staff

5. Matters of Unfinished Business

6. Matters of New Business

- (a) Presentation and request by Olympia & York to be the qualified Operator of the Retail Parcels for the Central Blocks of Yerba Buena Center.

Action taken: \_\_\_\_\_

- (b) Authorizing a First Amendment which expands the Scope of Services and increases the amount of compensation to the Personal Services Contract with the Urban Economic Development Corporation (UEDC) for Fillmore Center Minority business development; Western Addition A-1 and A-2. (Resolution No. 297-88)

Action taken: \_\_\_\_\_

- (c) Workshop on status of the South Beach Harbor; Rincon Point-South Beach.

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment



REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DEC 19 1988

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., DECEMBER 27, 1988

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, DECEMBER 23, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Approving an extension of a date certain for the resolution of the unresolved design concerns for the remaining portion of Fillmore Center Associates' development on parcels bounded by Geary, Fillmore, Turk and Steiner Streets; Western Addition A-2.
- 2) Authorizing a Landscape Architectural Agreement with Omi Lang Associates for pre-schematic design of the East Garden; Yerba Buena Center.
- 3) Workshop and conditional approval of the schematic drawings for the Esplanade and the conceptual design drawings for the Howard Street Bridges and Pavilion; Yerba Buena Center.
- 4) Authorizing a Rental Agreement with Turner Construction Company for their use of Agency-owned land on CB-3 in connection with construction of the Moscone Center Expansion and Yerba Buena Gardens Project; Yerba Buena Center.
- 5) Authorizing a Seventh Amendment to the Restated and Amended Disposition and Development Agreement with YBG Associates in regard to its development of the Central Blocks and East Block 2; and public hearing on portions thereof (Sportsclub and Parking); Yerba Buena Center.
- 6) Election of Officers.

\*\*\*\*\*  
Prepared and mailed December 19, 1988



88  
REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., DECEMBER 27, 1988

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, November 15, 1988
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business

DOCUMENTS DEPT.

DEC 23 1988

SAN FRANCISCO  
PUBLIC LIBRARY

- (a) Workshop on the status of the South Beach Harbor; Rincon Point-South Beach. (Staff will recommend this item be continued to Tuesday, January 3, 1989).

6. Matters of New Business

- (a) Public Hearing to hear all persons interested in the Sports Club and parking portions of the Seventh Amendment to the Disposition and Development Agreement with YBG Associates; Yerba Buena Center.

Authorizing a Seventh Amendment to the Restated and Amended Disposition and Development Agreement with YBG Associates in regard to its development of the Central Blocks and East Block 2; Yerba Buena Center. (Resolution No. 298-88). (Staff will recommend this item be continued to Tuesday, January 3, 1989).

Action taken: \_\_\_\_\_

- (b) Authorizing a Landscape Architectural Agreement with Omi Lang Associates for design services of the East Garden; Yerba Buena Center. (Resolution No. 299-88)

Action taken: \_\_\_\_\_

- (c) Approving an extension of a date for the resolution of the design concerns for the remaining portion of the Fillmore Center Associates' development on the parcels bounded by Geary, Fillmore, Turk and Steiner Streets; Western Addition A-2. (Resolution No. 300-88)

Action taken: \_\_\_\_\_

- (d) Election of Agency Officers.

7. Matters not appearing on Agenda

Over

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment







REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JANUARY 3, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, DECEMBER 30, 1988, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing a Seventh Amendment to the Restated and Amended Disposition and Development Agreement with YBG Associates is regard to its development of the Central Blocks and East Block 2; and public hearing on portions thereof (Sportsclub and Parking); Yerba Buena Center.
- 2) Workshop on the status of the South Beach Harbor; Rincon Point-South Beach.
- 3) Workshop and conditional approval of the schematic drawings for the Esplanade and conceptual design drawings for the Howard Street Bridges and Pavilion; Yerba Buena Center.
- 4) Authorizing a Rental Agreement with the City and County of San Francisco for their use of Agency-owned land on CB-3 in connection with construction of the Moscone Center Expansion and Yerba Buena Gardens Project; Yerba Buena Center.
- 5) Authorizing execution of a lease for office space with Bay Area Air Quality Management District.

\*\*\*\*\*  
Prepared and mailed December 27, 1988

DOCUMENTS DEPT.

DEC 29 1988

SAN FRANCISCO  
PUBLIC LIBRARY



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JANUARY 3, 1989

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

DOCUMENTS DEPT.

JAN 3 1989

SAN FRANCISCO  
PUBLIC LIBRARY

(a) Election of Officers

- (b) Public Hearing to hear all persons interested in the Sports Club and parking portions of the Seventh Amendment to the Disposition and Development Agreement with YBG Associates; Yerba Buena Center.

Authorizing a Seventh Amendment to the Restated and Amended Disposition and Development Agreement with YBG Associates in regard to its development of the Central Blocks and East Block 2; Yerba Buena Center. (Resolution No. 298-88)

Action taken: \_\_\_\_\_

- (c) Workshop on the status of the South Beach Harbor; Rincon Point-South Beach.

- (d) Workshop and conditional approval of the schematic drawings for the Esplanade and conceptual design drawings for the Howard Street Bridges and Pavilion; Yerba Buena Center. (Resolution No. 296-88)

Action taken: \_\_\_\_\_

NOTE: WORKSHOPS WILL BE HELD IN THE FOURTH FLOOR CONFERENCE ROOM

6. Matters of New Business

- (a) Adoption of an Amendment to the Agency's By-laws relating to election of Officers. A copy of the proposed Amendment is attached hereto. (Resolution No. 1-89)

Action taken: \_\_\_\_\_

- (b) Authorizing any Agency consents necessary or appropriate for City construction related activities under the CB-3 Surface Lease dated July 1, 1985 as amended; Yerba Buena Center. (Resolution No. 2-89)

Action taken: \_\_\_\_\_

OVER



- (c) Authorizing execution of a lease for office space with Bay Area Air Quality Management District. (Resolution No. 3-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters
9. Closed Session Matters
10. Adjournment

PROPOSED BY-LAWS AMENDMENT

AMENDMENT TO SECTION 27, OF THE  
BY-LAWS OF THE REDEVELOPMENT AGENCY  
OF THE CITY AND COUNTY OF SAN FRANCISCO

The last sentence of Section 27 is hereby deleted and there is substituted therefor the following:

In the event that such officers are not elected in December, their election shall be held at any meeting of the Agency, regular or special, held during the following months of January or February, but at the first meeting in January if a regular election is not held, an interim President and Vice-President shall be elected to hold office until the regular election in January or February.





CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

JAN 4 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JANUARY 10, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JANUARY 6, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Selection of a developer and authorization to enter into Exclusive Negotiations regarding the public offering of Block 732, bounded by Ellis, Eddy, Fillmore and Webster Streets; Western Addition A-2.
- 2) Authorizing execution of a Second Amendment (which increases the amount payable and makes other changes) to the Architectural Agreement with James Stewart Polshek and Partners; Yerba Buena Center.
- 3) Amending the Conflict of Interest Code for the Redevelopment Agency of the City and County of San Francisco.
- 4) Authorizing an expenditure of funds to upgrade the Agency's IBM System 38 Computer Equipment.
- 5) Approving the Agency's "Statement of Investment Policy" for calendar year beginning 1989 as required by the California Government Code.
- 6) Amending Resolution No. 154-88 to add the classification of Senior Programmer Analyst.
- 7) Authorizing a Letter Agreement with the City and County of San Francisco to provide the services of an employee.
- 8) Authorizing execution of a Contract with the Support Center for the services of a meeting facilitator.

\*\*\*\*\*  
Prepared and mailed January 3, 1989



CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

JAN 6 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JANUARY 10, 1989

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Closed Session Minutes, December 20, 1988
3. Report of the President
4. Report of the Executive Director: Bernal Heights
5. Matters of Unfinished Business

- (a) Public Hearing to hear all persons interested in the Sports Club and parking portions of the Seventh Amendment to the Disposition and Development Agreement with YBG Associates; Yerba Buena Center

Authorizing a Seventh Amendment to the Restated and Amended Disposition and Development Agreement with YBG Associates in regard to its development of the Central Blocks and East Block 2; Yerba Buena Center. (Resolution No. 298-88)

Action taken: \_\_\_\_\_

- (a) Selection of a developer and authorization to enter into Exclusive Negotiations regarding the public offering of Block 732, bounded by Ellis, Eddy, Fillmore and Webster Streets; Western Addition A-2. (Resolution No. 278-88)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Authorizing a Second Amendment which increases the amount payable and makes other changes to the Architecture Agreement with James Stewart Polshek and Partners; Yerba Buena Center. (Resolution No. 4-89)

Action taken: \_\_\_\_\_

- (b) Amending Resolution No. 154-88 to create the classification of Senior Programmer Analyst. (Resolution No. 5-89)

Action taken: \_\_\_\_\_

- (c) Authorizing a Letter Agreement with the City and County of San Francisco to provide the services of an employee. (Resolution No. 6-89)

Action taken: \_\_\_\_\_



- (d) Authorizing an expenditure of funds to The Support Center for the services of a Meeting Facilitator. (Resolution No. 7-89)

Action taken: \_\_\_\_\_

- (e) Conditionally amending the Conflict of Interest Code of the Redevelopment Agency of the City and County of San Francisco and authorizing the Executive Director to make certain further changes. (Resolution No. 8-89)

Action taken: \_\_\_\_\_

- (f) Site Tour of the Waterfront Area of San Francisco for the purpose of inspecting various sites.

NOTE ITEM (g) This Site Tour Agenda item will be continued to January 17, 1989 at 2:00 p.m. at the Main lobby of 939 Ellis Street and at that time the meeting may be continued to other locations in the Waterfront Area.

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

JAN 11 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JANUARY 17, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JANUARY 13, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing a personal services contract with Spear Street Advisors to conduct economic analysis in the Rincon Point-South Beach Project Area.
- 2) Workshop on status of the South Beach Harbor; Rincon Point-South Beach.
- 3) Authorizing an amendment which revises the schedule of performance and absolute conveyance date to the Land Disposition Agreement with Terry Collins, Cecilia R. Johnson-Collins, George P. Colbert and Greer M. Smith-Colbert, in connection with 1151 Webster Street; Western Addition A-2.
- 4) Approval of Memorandum of Understanding with Operating Board for the Yerba Buena Gardens Cultural Center.
- 5) Authorizing an expenditure of funds to upgrade the Agency's IBM System 38 Computer Equipment.

\*\*\*\*\*

Prepared and mailed January 9, 1989





REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

JAN 17 1989

SAN FRANCISCO  
PUBLIC LIBRARY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JANUARY 17, 1989

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, November 22, 1988  
Closed Session, December 27, 1988, January 10, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

- (a) Public Hearing to hear all persons interested in the Sports Club and parking portion of the Seventh Amendment to the Disposition and Development Agreement with YBG Associates; Yerba Buena Center

Authorizing a Seventh Amendment to the Restated and Amended Disposition and Development Agreement with YBG Associates in regard to its development of the Central Blocks and East Block 2; Yerba Buena Center. (Resolution No. 298-88)

Action taken: \_\_\_\_\_

- (b) Workshop on status of the South Beach Harbor; Rincon Point-South Beach.

NOTE: Workshop will be held in the Fourth Floor Conference Room

6. Matters of New Business

- (a) Authorizing execution of a Fourth Amendatory Agreement which revises the schedule of performance and extends the absolute conveyance date to the Land Disposition Agreement with Terry Collins, Cecelia R. Johnson-Collins, George P. Colbert and Greer M. Smith-Colbert for the purchase and rehabilitation of 1151 Webster Street; Western Addition A-2. (Resolution No. 9-89)

Action taken: \_\_\_\_\_

- (b) Authorizing execution of a Personal Services Contract with Spear Street Advisors, Inc. for development and economic consulting services; Rincon Point-South Beach. (Resolution No. 10-89)

Action taken: \_\_\_\_\_

OVER



New Business (cont'd)

- (c) Authorizing an expenditure of funds in an amount not to exceed \$165,000 to upgrade the Agency's Computer System. (Resolution No. 11-89)

Action taken: \_\_\_\_\_

- (d) Authorizing payment of charges related to Publication of legally required public notices. (Resolution No. 12-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



DOCUMENTS DEPT.

RE DEVELOPMENT AGENCY

JAN 18 1989

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JANUARY 24, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JANUARY 20, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Amending the Memorandum of Agreement with the International Federation of Professional and Technical Engineers, Local 21 to add the classification of Senior Programmer Analyst to the Bargaining Unit.
- 2) Authorizing a Second Amendment to the Security Patrol Services Contract with Cal State Patrol Services, Inc. for Security on the Innes Avenue Homes; Hunters Point.
- 3) Awarding Rehabilitation Contract I - Williams Building to Coastal Construction Project Management, Inc.; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed January 17, 1989



35  
3  
4/59

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JANUARY 24, 1989

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

MENTS DEPT.  
JAN 20 1989  
SAN FRANCISCO  
LIBRARY

- (a) Public Hearing to hear all persons interested in the Sports Club and parking portion of the Seventh Amendment to the Disposition and Development Agreement with YBG Associates; Yerba Buena Center

Authorizing a Seventh Amendment to the Restated and Amended Disposition and Development Agreement with YBG Associates in regard to its development of the Central Blocks and East Block 2; Yerba Buena Center. (Resolution No. 298-88)

Action taken: \_\_\_\_\_

- (b) Workshop on status of the South Beach Harbor; Rincon Point-South Beach.

NOTE: Workshop will be held in the Fourth Floor Conference Room

6. Matters of New Business

- (a) Awarding and Authorizing execution of Rehabilitation Contract I - Williams Building with Coastal Construction Project Management, Inc.; Yerba Buena Center. (Resolution No. 13-89)

Action taken: \_\_\_\_\_

- (b) Authorizing execution of a First Amendment to the Memorandum of Agreement with the International Federation of Professional and Technical Engineers, Local 21 to add the classification of Senior Programmer Analyst to the Bargaining Unit. (Resolution No. 14-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters
9. Closed Session Matters
10. Adjournment





REDEVELOPMENT AGENCY DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

JAN 25 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JANUARY 31, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JANUARY 27, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

1. Authorizing an extension of Exclusive Negotiations with Sunboro Development Corporation for the Development of a parcel located on Hudson Avenue between Whitney Young Circle and Ingalls Street; Hunters Point.
2. Authorizing an extension of Exclusive Negotiations with Progress Seven, Inc., for the Development of a parcel located on Whitney Young Circle at Newcomb Avenue; Hunters Point.
3. Authorizing a Second Amendment to the Personal Services Contract with William Cook; Yerba Buena Center.
4. Travel authorization for Helen L. Sause, Project Director, YBC, to travel to Washington, D. C. February 3-8, 1989, to conduct the NAHRO Board of Governors' meeting, committee meetings and 1989 Legislative Conference.
5. Authorizing a Second Amendment to the Security Patrol Services Contract with Cal State Patrol Services, Inc., for security on the Innes Avenue Homes; Hunters Point.
6. Consideration of Olympia and York as the qualified operator of the retail parcel for YBC Associates; Yerba Buena Center.
7. Public Hearing and granting a variance modifying the usable open space requirement for a residence at 25 Ora Way; Diamond Heights.
8. Authorization for Edward Helfeld, Executive Director, to travel to Palm Desert, California, March 8-10, 1989, to attend the Conference held by the U.S.C. Lusk Center to discuss changes in real estate development.

\*\*\*\*\*  
Prepared and mailed January 24, 1989



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JANUARY 31, 1989

A G E N D A

DOCUMENTS DEPT.

JAN 30 1989

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes, Regular Meeting, November 29, 1988
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

- (a) Public Hearing to hear all persons interested in the Sports Club and parking portion of the Seventh Amendment to the Disposition and Development Agreement with YBG Associates; Yerba Buena Center.

Authorizing a Seventh Amendment to the Restated and Amended Disposition and Development Agreement with YBG Associates in regard to its development of the Central Blocks and East Block 2; Yerba Buena Center. (Resolution No. 298-88)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Public hearing to hear all persons interested in granting a variance modifying the usable open space requirement for 25 Ora Way; Diamond Heights Approved Redevelopment Project Area B-1

Granting a variance modifying the usable open space requirement for the residence on Block 7531, Lot 22; Diamond Heights Approved Redevelopment Project Area. (Resolution No. 15-89)

Action taken: \_\_\_\_\_

- (b) Authorizing an extension of Exclusive Negotiations with Sunboro Development Corporation, a California Corporation, for the development of Parcel DD-2, located on Hudson Avenue between Whitney Young Circle and Ingalls Street; Hunters Point. (Resolution No. 16-89)

Action taken: \_\_\_\_\_



- (c) Authorizing re-entry into Exclusive Negotiations with Progress Seven, Inc., a California Corporation, for the development of Parcel EE-1, located on Whitney Young Circle at Newcomb Avenue; Hunters Point. (Resolution No. 17-89)

Action taken: \_\_\_\_\_

- (d) Authorizing execution of a Second Amendment to the Security Patrol Services Contract with Cal State Patrol Service, Inc. for the Innes Avenue Homes; Hunters Point. (Resolution No. 18-89)

Action taken: \_\_\_\_\_

- (e) Authorizing Execution of a Second Amendment to the Personal Services Contract for Cultural Planning Services with William Cook; Yerba Buena Center. (Resolution No. 19-89)

Action taken: \_\_\_\_\_

- (f) Establishing a Marriott Hotel Citizens Advisory Group and Authorizing Solicitation of Nominees; Yerba Buena Center. (Resolution No. 20-89)

Action taken: \_\_\_\_\_

- (g) Authorizing a Memorandum of Understanding between the San Francisco Redevelopment Agency and the Non-Profit Corporation, Yerba Buena Gardens Cultural Center, Inc.; Yerba Buena Center. (Resolution No. 21-89)

Action taken: \_\_\_\_\_

- (h) Authorizing Agency Commissioners to travel to Toronto, Canada and New York City to evaluate the capacity of Olympia & York as the qualified operator of the YBG Retail use in Central Block 1; Yerba Buena Center. (Resolution No. 22-89)

Action taken: \_\_\_\_\_

- (i) Authorizing Helen L. Sause, Project Director, Yerba Buena Center, to travel to Washington, D.C. February 3-8, 1989, to conduct the NAHRO Board of Governors' meeting, committee meetings and 1989 Legislative Conference. (Resolution No. 23-89)

Action taken: \_\_\_\_\_

- (j) Authorizing Edward Helfeld, Executive Director, to travel to Palm Desert, California, March 8-10, 1989, to attend the Conference held by the U.S.C. Lusk Center to discuss changes in real estate development. (Resolution No. 24-89)

Action taken: \_\_\_\_\_



New Business (cont'd)

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment





REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

FEB 1 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., FEBRUARY 7, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, FEBRUARY 3, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

1. Authorizing an Amendment which increases the amount payable under the Personal Services Contract with Skidmore, Owings & Merrill for Urban Design Services in connection with preparation of a development program for the Fisherman's Wharf area.
2. Authorizing a Lease Agreement with the City and County of San Francisco for use of a patrol boat at the South Beach Harbor; Rincon Point-South Beach.
3. Public Hearing and authorizing an amendment (which revises the permitted use, the disposition price, and the performance schedule) to the Agreement with Morris Bernstein and approving the assignment by Morris Bernstein of all his right, title and interest in and to the amended agreement to Myrtle Development Corporation, all in connection with the development of a parcel located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2. (Staff will recommend this item be continued one week.)
4. Public discussion on the Agency's Draft Mission Statement and Work Program.

\*\*\*\*\*  
Prepared and mailed January 31, 1989



RE DEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., FEBRUARY 7, 1989

A G E N D A

DOCUMENTS DEPT.

FEB 3 1989

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes, Regular Meeting, December 6, 1988;  
Closed Session, January 17, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

Public hearing to hear all persons interested in the proposed Third Amendatory Agreement and the transfer and assignment of all right, title and interest in the Land Disposition Agreement with Morris Bernstein to Myrtle Development Corporation for the parcel located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2.

- (a) Authorizing a Third Amendatory Agreement which revises the permitted use, the disposition price and the performance schedule to the amended Agreement for Disposition of Land with Morris Bernstein in connection with the development of Parcel 714-A(2), located on the northwest corner of Myrtle Street and Van Ness Avenue; Western Addition A-2. (Resolution No. 25-89) (Staff will recommend this item be continued one week).

Action taken: \_\_\_\_\_

- (b) Approving the Assignment and Transfer of all Right, Title and Interest in the Amended Agreement for Disposition of Land concerning Parcel 714-A(2), located on the northwest corner of Myrtle Street and Van Ness Avenue, from Morris Bernstein to Myrtle Development Corporation; Western Addition A-2. (Resolution No. 26-89) (Staff will recommend this item be continued one week).

Action taken: \_\_\_\_\_

- (c) Authorizing execution of a Lease Agreement with the City and County of San Francisco for joint use of a patrol boat; Rincon Point-South Beach. (Resolution No. 27-89)

Action taken: \_\_\_\_\_



- (d) Authorizing execution of a First Amendment which increases the amount payable under the personal services contract with Skidmore, Owings & Merrill for urban design services in connection with preparation of a development program for the Fisherman's Wharf Area. (Resolution No. 28-89)

Action taken: \_\_\_\_\_

- (e) Public discussion on the Agency's Draft Mission Statement and Work Program.

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters
9. Closed Session Matters
10. Adjournment



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

FEB 8 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., FEBRUARY 14, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, FEBRUARY 10, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing certain Amendments to the Agency's Personnel Policy.
- 2) Authorizing a Personal Services Contract with Wes Willoughby for Marketing and Professional writing services.
- 3) Authorizing Helen Sause, Project Director, Yerba Buena Center, to travel to Hartford, Connecticut, February 23-26, 1989, to attend the New England Regional Council of NAHRO Winter meeting.
- 4) Workshop on long-term Agency Budget.

\*\*\*\*\*  
Prepared and mailed February 6, 1989





REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

FEB 14 1989

REGULAR MEETING -- 4:00 P.M., FEBRUARY 14, 1989

SAN FRANCISCO  
PUBLIC LIBRARY

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meetings, December 20 and 27, 1988
3. Report of the President
4. Report of the Executive Director - Hunters Point Affirmative Action Report
5. Matters of Unfinished Business

Public Hearing to hear all persons interested in the proposed Third Amendatory Agreement and the transfer and assignment of all right, title and interest in the Land Disposition Agreement with Morris Bernstein to Myrtle Development Corporation for the parcel located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2.

- (a) Authorizing a Third Amendatory Agreement which revises the permitted use, the disposition price and the performance schedule to the amended Agreement for Disposition of Land with Morris Bernstein in connection with the development of Parcel 714-A(2), located on the northwest corner of Myrtle Street and Van Ness Avenue; Western Addition A-2. (Resolution No. 25-89)

Action taken: \_\_\_\_\_

- (b) Approving the Assignment and Transfer of all Right, Title and Interest in the Amended Agreement for Disposition of Land concerning Parcel 714-A(2), located on the northwest corner of Myrtle Street and Van Ness Avenue, from Morris Bernstein to Myrtle Development Corporation; Western Addition A-2. (Resolution No. 26-89)

Action taken: \_\_\_\_\_

- (c) Authorizing execution of a Lease Agreement with the City and County of San Francisco for joint use of a patrol boat; Rincon Point-South Beach. (Resolution No. 27-89)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Approving for Limited Purposes, a Memorandum of Understanding with the Yerba Buena Gardens Cultural Center, Inc; Yerba Buena Center. (Resolution No. 29-89)

Action taken: \_\_\_\_\_

OVER

New Business (cont'd)

- (b) Appointment of Members to an Advisory Group to the Agency on employment at the Marriott Hotel; Yerba Buena Center. (Resolution No. 30-89)

Action taken: \_\_\_\_\_

- (c) Authorizing a Personal Services Contract with Wes Willoughby. (Resolution No. 31-89)

Action taken: \_\_\_\_\_

- (d) Authorizing certain Amendments to the Agency's Personnel Policy. (Resolution No. 32-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters
9. Closed Session Matters
10. Adjournment

FEB 16 1989

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., FEBRUARY 21, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, FEBRUARY 17, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing a Third Amendment in the amount of \$60,000 to the Personal Services Contract with Keyser Marston Associates, Inc., for economic urban land consulting services in all Redevelopment Project Areas.
- 2) Authorizing the extension of Exclusive Negotiations with Alamo Plaza Development Partners, a California Limited Partnership, with Guy de Jong, acting as the Managing General Partner for the limited partnership, in conjunction with a Build-to-Suit Agreement with the Western Addition Senior Citizens' Center, Inc. for the development of two parcels located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2.
- 3) Workshop regarding the proposed issuance of a Request for Proposals to select developers for the purchase and development of a parcel located at the northeast corner of Divisadero and Ellis Streets; Western Addition A-2.
- 4) Workshop regarding the developer selection criteria of a retail parcel located at the southeast corner of Third and Harrison Streets; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed February 14, 1989



CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

FEB 17 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., FEBRUARY 21, 1989

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meetings, December 13, 1988; January 3 and  
January 10, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Authorizing execution of a Lease Agreement with the City and County of San Francisco for joint use of a patrol boat; Rincon Point-South Beach. (Resolution No. 27-89)Action taken: \_\_\_\_\_
6. Matters of New Business
  - (a) Authorizing Execution of a Third Amendment which increases the amount payable thereunder to the Personal Services Contract with Keyser Marston Associates, Inc. for Economic Urban Land Consulting Services; All Approved Redevelopment Project Areas. (Resolution No. 33-89)Action taken: \_\_\_\_\_
- (b) Authorizing Extension of Exclusive Negotiations with Alamo Plaza Development Partners, and Guy de Jong in connection with a Build-To-Suit Agreement with Western Addition Senior Citizens' Center, Inc. (WASCC), for the development of parcels located on the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2. (Resolution No. 34-89)Action taken: \_\_\_\_\_
- (c) Workshop on Developer Selection Process: Retail/Support Service for the parcel located at the Southeast corner of Third and Harrison Streets; Yerba Buena Center.
  - (d) Public discussion on the issues raised by Ace Washington regarding the Buchanan Branch YMCA Renovation Project located at 1530 Buchanan Street; Western Addition A-2.
7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



## REDEVELOPMENT AGENCY

27 1989

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., FEBRUARY 28, 1989

A G E N D A

1. Recognition of a Quorum
  2. Approval of Minutes - Regular Meetings, January 17, 24, 31, 1989
  3. Report of the President
  4. Report of the Executive Director
  5. Matters of Unfinished Business
  6. Matters of New Business
    - (a) Election of Agency Commission Officers
    - (b) Authorizing a Second Amendment, which extends the term and increases the amount payable, to the contract with the Ella Hill Hutch Community Center for Construction Employment Services; Western Addition, A-1 and A-2. (Resolution No. 35-89)
- Action taken: \_\_\_\_\_
- (c) Workshop on Agency's 1989-90 Budget
  7. Matters not appearing on Agenda
  8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
  9. Closed Session Matters
  10. Adjournment





## REDEVELOPMENT AGENCY

MAR 3 1989

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., MARCH 7, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MARCH 3, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Approving developer selection process for disposition of the parcel located at the southeast corner of Third and Harrison Streets; Yerba Buena Center.
- 2) Authorizing execution of an acquisition agreement with SBMA, Ltd. for acquisition of public improvements and public and private utilities in Community Facilities District No. 1 (South Beach); Rincon Point-South Beach.
- 3) Commending and expressing appreciation to Walter S. Newman for his service as a Commissioner of the Redevelopment Agency of the City and County of San Francisco.
- 4) Workshop on the Agency's 1989-1990 Budget.

\*\*\*\*\*  
Prepared and mailed March 2, 1989



REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

MAR 6 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., MARCH 7, 1989

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes; Regular Meeting, February 7, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

- (a) Approving developer selection process for disposition of the parcel located at the southeast corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 36-89)

Action taken: \_\_\_\_\_

- (b) Authorizing execution of an acquisition agreement with SBMA, Ltd. for acquisition of public improvements and public and private utilities in Community Facilities District No. 1 (South Beach); Rincon Point-South Beach. (Resolution No. 37-89)

Action taken: \_\_\_\_\_

- (c) Commending and expressing appreciation to Walter S. Newman for his service as a Commissioner of the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 38-89)

Action taken: \_\_\_\_\_

- (d) Workshop on the Agency's 1989-1990 Budget.

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



5

1/89

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

MAR 8 1989  
SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., MARCH 14, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MARCH 10, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Selecting design/development teams to be invited to participate in the next step of the developer selection process for the development of a parcel located at the northeast corner of Third and Mission Streets (EB-1); Yerba Buena Center.
- 2) Recommending the method of disposing of a parcel located at the northeast corner of Third and Mission Streets (EB-1); Yerba Buena Center.
- 3) Approving the design competition portion of the developer selection process for the parcel located at the northeast corner of Third and Mission Streets (EB-1); Yerba Buena Center.
- 4) Authorizing an expenditure of funds for repair of an Agency vehicle.
- 5) Approving the Design Progress for the Esplanade; Yerba Buena Center.
- 6) Authorizing execution of a First Amendment which increases the amount payable thereunder to a Letter Agreement with the Information Services Division of the Office of the Controller of the City and County of San Francisco for property tax information services; All Redevelopment Project Areas.
- 7) Approving the Agency's proposed Budget for Fiscal year July 1, 1989 - June 30, 1990 and authorizing the Executive Director to submit it to the Mayor and the Board of Supervisors of the City and County of San Francisco.

\*\*\*\*\*  
Prepared and mailed March 6, 1989



5  
189  
= REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

MAR 13 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., MARCH 14, 1989

= A G E N D A =

1. Recognition of a Quorum
2. Approval of Minutes; Regular Meetings, February 14 and 21, 1989
3. Report of the President
4. Report of the Executive Director and other Staff
5. Matters of Unfinished Business
6. Matters of New Business

- (a) Approving the Agency's proposed budget for Fiscal Year July 1, 1989 - June 30, 1990, and authorization to submit it to the Mayor and the Board of Supervisors of the City and County of San Francisco. (Resolution No. 39-89)

Action taken: \_\_\_\_\_

- (b) Selecting six design/development teams to be invited to participate in the next step of the Developer Selection Process for the development of a parcel (EB-1) located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 40-89)

Action taken: \_\_\_\_\_

- (c) Establishing the fixed disposition price for a parcel (EB-1) located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 41-89)

Action taken: \_\_\_\_\_

- (d) Authorizing the issuance of a request for proposals and approving a design competition for the parcel (EB-1) located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 42-89)

Action taken: \_\_\_\_\_

- (e) Approving design progress drawings for the Esplanade and Pavilion; Yerba Buena Center. (Resolution No. 43-89)

Action taken: \_\_\_\_\_

- (f) Authorizing an expenditure of funds for repair of an Agency vehicle. (Resolution No. 44-89)

Action taken: \_\_\_\_\_

New Business (cont'd)

- (g) Authorizing execution of a First Amendment which increases the amount payable thereunder to a Letter Agreement with the Information Services Division of the Office of the Controller of the City and County of San Francisco for property tax information services; All Redevelopment Project Areas. (Resolution No. 45-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



CITY AND COUNTY OF ~~SAN~~ FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

MAR 16 1989

REGULAR MEETING -- 4:00 P.M., MARCH 21, 1989

SAN FRANCISCO  
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MARCH 17, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Selecting six design/development teams to be invited to participate in the next step of the Developer Selection Process for the development of a parcel (EB-1) located at the northeast corner of Third and Mission Streets; Yerba Buena Center.
- 2) Establishing the fixed disposition price for a parcel (EB-1) located at the northeast corner of Third and Mission Streets; Yerba Buena Center.
- 3) Authorizing the issuance of a request for proposals and approving a design competition for the parcel (EB-1) located at the northeast corner of Third and Mission Streets; Yerba Buena Center.
- 4) Commemorating Community Development Week within the City and County of San Francisco, March 24 - 31, 1989.
- 5) Approving design progress drawings for the Esplanade and Pavilion; Yerba Buena Center.
- 6) Amending the performance schedule for the Community Center Building in the Agreement with Fillmore Center Associates for the development of parcels located between Fillmore, Geary, Steiner and Turk Streets and a parcel located at the southeast corner of Fillmore and Eddy Streets; Western Addition A-2.
- 7) Authorizing an amendment (which provides for the payment of an amount not to exceed \$40,000 for off-site improvement costs) to the Agreement with Access to Housing, Inc. for the development of a parcel located at the northeast corner of Fillmore and Fulton Streets; Western Addition A-2.
- 8) Authorizing exclusive negotiations with Fillmore Renaissance Associates, Ltd. for development of a parcel located at the northeast corner of Eddy and Fillmore Streets; Western Addition A-2.
- 9) Authorizing exclusive negotiations with Fillmore Market Place Associates for the development of a parcel located at the northwest corner of Fillmore and Webster Streets; Western Addition A-2.

\*\*\*\*\*  
Prepared and mailed March 15, 1989



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., MARCH 21, 1989

A G E N D A

DOCUMENTS DEPT.

MAR 17 1989

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

- (a) Selecting six design/development teams to be invited to participate in the next step of the Developer Selection Process for the development of a parcel (EB-1) located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 40-89)

Action taken: \_\_\_\_\_

- (b) Establishing the fixed disposition price for a parcel (EB-1) located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 41-89)

Action taken: \_\_\_\_\_

- (c) Authorizing the issuance of a request for proposals and approving a design competition for the parcel (EB-1) located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 42-89)

Action taken: \_\_\_\_\_

- (d) Approving design progress drawings for the Esplanade and Pavilion; Yerba Buena Center. (Resolution No. 43-89)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Commemorating Community Development Week within the City and County of San Francisco, March 24 - 31, 1989. (Resolution No. 46-89)

Action taken: \_\_\_\_\_

OVER

New Business (cont'd)

- (b) Authorizing a Fifth Amendatory Agreement which revises the performance dates of the Land Disposition Agreement with Fillmore Center Associates, a California Limited partnership, in connection with the parcels located between Fillmore, Geary, Steiner and Turk Streets, and at the southeast corner of Fillmore and Eddy Streets; Western Addition A-2. (Resolution No. 47-89)

Action taken: \_\_\_\_\_

- (c) Authorizing Exclusive Negotiations with the Fillmore Renaissance Associates, Ltd., for the parcel located on the northeast corner of Fillmore and Eddy Streets; Western Addition A-2. (Resolution No. 48-89)

Action taken: \_\_\_\_\_

- (d) Authorizing Exclusive Negotiations with the Fillmore Market Place Associates for the parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 49-89)

Action taken: \_\_\_\_\_

- (e) Authorizing a Fourth Amendatory Agreement which includes provisions for payment of an amount not to exceed \$20,000 for off-street improvement costs in the Land Disposition Agreement with Access to Housing, Inc. for the parcel located on the northeast corner of Fillmore and Fulton Streets; Western Addition A-2. (Resolution No. 50-89)

Action taken: \_\_\_\_\_

- (f) Directing Staff to pursue an Amendment to the Rincon Point-South Beach Redevelopment Plan to allow an Office Land Use in addition to those presently permitted uses on Site C, located on the northwest corner of Folsom and Steuart Streets; Rincon Point-South Beach. (Resolution No. 51-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

89  
REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., MARCH 28, 1989

DOCUMENTS DEPT.

MAR 23 1989

SAN FRANCISCO  
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MARCH 24, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing rejection of all bids received on Contract IIA-HARBOR AMENITIES; Rincon Point-South Beach.
- 2) Authorizing execution of consultant contracts BH-1 with Towill, Inc. for surveying and mapping services; and BH-2 with Trans Pacific Geotechnical Consultants, Inc. for geotechnical engineering services; Bernal Heights Survey Area.
- 3) Authorizing an Eighth Amendatory Agreement, which revises the performance schedule and extends the absolute conveyance date with WDG-IV Westwood Condominiums, for parcels located at the southeast corner of Sutter and Steiner Streets; Western Addition A-2.
- 4) Authorizing an extension of exclusive negotiations with Future Perfect, Inc. for the development of a parcel located on Keith Street between Hudson and Fairfax Avenues; Hunters Point.
- 5) Authorizing an extension of exclusive negotiations with Sunboro Development Corporation for the development of a parcel located on Hudson Avenue between Whitney Young Circle and Ingalls Street; Hunters Point.
- 6) Authorizing an extension of exclusive negotiations with Robert Upton and Barri McBride, acting as general partners for Summit Partners for the development of a parcel located at the southwesterly corner of Hudson Avenue and Whitney Young Circle; Hunters Point.
- 7) Authorizing an extension of exclusive negotiations with GSI Holdings for the development of a parcel located on Newcomb Avenue at LaSalle Avenue; Hunters Point.
- 8) Approval of office land use (Social Security) in the Bayview Plaza Commercial Center; India Basin Industrial Park.
- 9) Approving payment of Agency's Annual Dues for membership in the National Association of Housing and Redevelopment Officials (NAHRO).

OVER

- 10) Authorizing execution of Change Order No. 2 to Rehabilitation Contract 1, Williams Building; Yerba Buena Center.
- 11) Authorizing a First Amendment to the Personal Services Contract with Lee Cayton.
- 12) Consideration of Design Modifications to the approved roof design for the high rise towers of the Fillmore Center Associates' development on parcels bounded by Geary Boulevard, Fillmore, Turk and Steiner Streets; Western Addition A-2.

\*\*\*\*\*  
Prepared and mailed March 22, 1989

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., MARCH 28, 1989

DOCUMENTS

A G E N D A

MAR 24 1989

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes - Closed Sessions, January 24, January 31, February 7, February 14, February 21 and February 28, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Approving Design Progress drawings for the Esplanade and Pavilion; Yerba Buena Center. (Resolution No. 43-89)  
Action taken: \_\_\_\_\_
6. Matters of New Business
  - (a) Rejecting all bids received for Contract IIA Harbor Amenities; Rincon Point-South Beach. (Resolution No. 52-89)  
Action taken: \_\_\_\_\_
  - (b) Authorizing a Personal Services Contract with Towill, Inc.; Bernal Heights Survey Area. (Resolution No. 53-89)  
Action taken: \_\_\_\_\_
  - (c) Authorizing a Personal Services Contract with Trans Pacific Geotechnical Consultants, Inc.; Bernal Heights Survey Area. (Resolution No. 54-89)  
Action taken: \_\_\_\_\_
  - (d) Authorizing an extension of Exclusive Negotiations with Future Perfect, Inc., a California Corporation, for the development of a parcel located on Keith Street between Hudson and Fairfax Avenues; Hunters Point. (Resolution No. 55-89)  
Action taken: \_\_\_\_\_
  - (e) Authorizing an extension of Exclusive Negotiations with Sunboro Development Corporation, a California Corporation, for the development of a parcel located on Hudson Avenue between Whitney Young Circle and Ingalls Street; Hunters Point. (Resolution No. 56-89)  
Action taken: \_\_\_\_\_

OVER



New Business (cont'd)

- (f) Authorizing an extension of Exclusive Negotiations with Robert Upton and Berri McBride, acting as General Partners for Summit Partners, a California Limited Partnership (to be formed), for the development of a parcel located at the southwesterly corner of Hudson Avenue and Whitney Young Circle; Hunters Point. (Resolution No. 57-89)

Action taken: \_\_\_\_\_

- (g) Authorizing an extension of Exclusive Negotiations with GSI Holdings, a California General Partnership, for the development of a parcel located on Newcomb at LaSalle Avenue; Hunters Point. (Resolution No. 58-89)

Action taken: \_\_\_\_\_

- (h) Approving an office land use in the Bayview Plaza Commercial Center on the parcel located within the block bounded by Third and Newhall streets and Evans and Galvez Avenues; India Basin Industrial Park. (Resolution No. 59-89)

Action taken: \_\_\_\_\_

- (i) Authorizing Contract Change Order No. 2 to Rehabilitation Contract I-Williams Building 693 Mission Street; Yerba Buena Center. (Resolution No. 60-89)

Action taken: \_\_\_\_\_

- (j) Authorizing an Eighth Amendatory Agreement which extends the absolute conveyance date and revises the performance schedule of the Land Disposition Agreement for Private Development with WDG-IV Westwood Condominiums, for the parcels located at the southeast corner of Sutter and Steiner Streets; Western Addition A-2. (Resolution No. 61-89)

Action taken: \_\_\_\_\_

- (k) Approving payment of Agency's Annual Dues for membership in the National Association of Housing and Redevelopment Officials (NAHRO). (Resolution No. 62-89)

Action taken: \_\_\_\_\_

- (l) Authorizing a First Amendment to the Personal Services Contract with Lee Cayton. (Resolution No. 63-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

MAR 29 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., APRIL 4, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MARCH 31, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing funds for a portion of the acquisition and rehabilitation costs of the Washburn Hotel located at 38 Washburn Street and the adjacent two unit structure located at 42 Washburn Street in conjunction with the Transitional Housing Project of the Department of Public Health of the City and County of San Francisco.
- 2) Public Hearing and accepting the Biennial Report reviewing the Redevelopment Plan for the Western Addition Redevelopment Project Area A-2 and evaluating its progress; Western Addition A-2.
- 3) Public Hearing and accepting the Biennial Report reviewing the Redevelopment Plan for the Hunters Point Redevelopment Project and evaluating its progress; Hunters Point.
- 4) Public Hearing and accepting the Biennial Report reviewing the Redevelopment Plan for the India Basin Industrial Park Redevelopment Project and evaluating its progress; India Basin Industrial Park.
- 5) Public Hearing and accepting the Biennial Report reviewing the Redevelopment Plan for the Yerba Buena Center Redevelopment Project and evaluating its progress; Yerba Buena Center.
- 6) Public Hearing and accepting the Biennial Report reviewing the Redevelopment Plan for the Rincon Point-South Beach Redevelopment Project and evaluating its progress; Rincon Point-South Beach.
- 7) Authorizing a Fifth Amendment, which increases the maximum amount payable to the Legal Services Agreement with Brobeck, Phleger & Harrison; Yerba Buena Center.
- 8) Consideration of Design Modifications to the approved landscaping plan and the roof design for mid-rise No. 2 building and the high-rise towers of the Fillmore Center Associates' development on parcels bounded by Geary Boulevard, Fillmore, Turk and Steiner Streets; Western Addition A-2.
- 9) Consenting to the transfer of a unit in the Rincon Center Project to Perini Land and Development Company; Rincon Point-South Beach.

\*\*\*\*\*  
Prepared and mailed March 28, 1989



F  
35  
3  
4/89

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., APRIL 4, 1989

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

MAR 31 1989

SAN FRANCISCO  
PUBLIC LIBRARY

- (a) Conditionally consenting to the transfer of a unit in the Rincon Center Project to the Perini Land and Development Company; Rincon Point-South Beach. (Resolution No. 64-89)

Action taken: \_\_\_\_\_

- (b) Conditionally authorizing Agency funding of a portion of the acquisition and rehabilitation costs of the Washburn Hotel located at 38 Washburn Street and the adjacent two unit structure located at 42 Washburn Street pursuant to the Transitional Housing Project of the Department of Public Health of the City and County of San Francisco. (Resolution No. 65-89)

Action taken: \_\_\_\_\_

- (c) Public hearing to hear all persons interested in the India Basin Industrial Park Redevelopment Plan; India Basin Industrial Park

Accepting the Biennial Report Reviewing the Redevelopment Plan for the India Basin Industrial Park Redevelopment Project and Evaluating its Progress; India Basin Industrial Park. (Resolution No. 66-89)

Action taken: \_\_\_\_\_

- (d) Public hearing to hear all persons interested in the Hunters Point Redevelopment Plan; Hunters Point

Accepting the Biennial Report Reviewing the Redevelopment Plan for the Hunters Point Redevelopment Project and Evaluating its Progress; Hunters Point. (Resolution No. 67-89)

Action taken: \_\_\_\_\_

New Business (cont'd)

- (e) Public hearing to hear all persons interested in the Rincon Point-South Beach Redevelopment Plan; Rincon Point- South Beach

Accepting the Biennial Report Reviewing the Redevelopment Plan for the Rincon Point-South Beach Redevelopment Project and Evaluating its Progress; Rincon Point-South Beach. (Resolution No. 68-89)

Action taken: \_\_\_\_\_

- (f) Public hearing to hear all persons interested in the Western Addition A-2 Redevelopment Plan; Western Addition A-2

Accepting the Biennial Report Reviewing the Redevelopment Plan for the Western Addition A-2 Redevelopment Project and Evaluating its Progress; Western Addition A-2. (Resolution No. 69-89)

Action taken: \_\_\_\_\_

- (g) Public hearing to hear all persons interested in the Yerba Buena Center Redevelopment Plan;

Accepting the Biennial Report Reviewing the Redevelopment Plan for the Yerba Buena Center Redevelopment Project and Evaluating its Progress; Yerba Buena Center. (Resolution No. 70-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

REGULAR MEETING -- 4:00 P.M., APRIL 11, 1989

APR 6 1989

SAN FRANCISCO  
PUBLIC LIBRARY

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes: Regular Meeting, March 7, 1989
3. Report of the President
4. Report of the Executive Director - Internal Equal Employment Opportunity Policy and Affirmative Action Plan for 1989
5. Matters of Unfinished Business
6. Matters of New Business

- (a) Adopting a Mission Statement which includes Housing and Economic Development Components as the policy of the Redevelopment Agency of the City and County of San Francisco. (Resolution No. 71-89)

Action taken: \_\_\_\_\_

- (b) Public Hearing to hear all persons interested in a Land Disposition Agreement for Rehabilitation of 1339-41 Pierce Street; Western Addition A-2

Authorizing an Agreement for Disposition of Land and Improvements in connection with the Purchase and Rehabilitation of 1339 Pierce Street, by the Woods-Jefferson Partnership; Western Addition A-2. (Resolution No. 72-89)

Action taken: \_\_\_\_\_

- (c) Approving Design Modifications to the Approved Landscaping Plan and the Roof Design for High-Rise and Mid-Rise Towers of the Fillmore Center Associates' Development on parcels bounded by Geary Boulevard, Fillmore, Turk and Steiner Streets; Western Addition A-2. (Resolution No. 73-89)

Action taken: \_\_\_\_\_

- (d) Conditionally authorizing the reissuance of Multifamily Housing Participating Revenue Bonds, 1985 Issue F (Fillmore Center Project), in the aggregate principal amount of \$33,900,000; Western Addition A-2. (Resolution No. 74-89)

Action taken: \_\_\_\_\_

- (e) A Resolution of the Redevelopment Agency of the City and County of San Francisco expressing its intent to issue Mortgage Revenue Bonds or Notes to finance the completion of residential and commercial facilities for redevelopment purposes, Fillmore Center Project; Western Addition A-2. (Resolution No. 75-89)

Action taken: \_\_\_\_\_

OVER

Matters of New Business (cont'd)

- (f) Authorizing a Second Amendatory Agreement (which permits issuance of individual Certificates of Completion) to the Agreement for Disposition of Land for development with Western Commercial Partnership I (WCP I), in connection with Parcel 708-B located at the southwest corner of Geary Boulevard and Webster Street; Western Addition A-2. (Resolution No. 76-89)

Action taken: \_\_\_\_\_

- (g) Authorizing a Fifth Amendment to the Legal Services Agreement with Brobeck, Phleger & Harrison which increases the maximum amount payable; Yerba Buena Center. (Resolution No. 77-89)

Action taken: \_\_\_\_\_

- (h) Authorizing a Second Amendment which increases the amount of compensation payable and makes other changes to the Personal Services Contract for audit of the Agency's financial records with Peat Marwick Main & Co. and its Joint Venture Partner Izabal, Bernaciak & Co. (Resolution 78-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

F  
35  
3  
8/89

DOCUMENTS DEPT.

= REDEVELOPMENT AGENCY

APR 11 1989

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., APRIL 18, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, APRIL 14, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

---

- 1) Selection of three design/development teams to be invited to participate in the next step of the developer selection process and authorization of the issuance of a Request for Proposals in connection with the development of a parcel located at the corner of Townsend Street and The Embarcadero; Rincon Point-South Beach.
- 2) Expanding the membership of the Citizens Advisory Committee; Rincon Point-South Beach.
- 3) Authorizing an Amendment (which revises the conveyance date) to the Land Disposition Agreement with Chambers General Construction Company, in connection with the development of 13 parcels located on Lindsey Circle and Carpenter Court off Whitney Young Circle; Hunters Point.
- 4) Workshop on the process of merging existing Redevelopment Project Areas.

\*\*\*\*\*  
Prepared and mailed April 10, 1989







5  
/89  
REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

APR 17 1989

SAN FRANCISCO  
PUBLIC LIBRARY

CONTINUED REGULAR MEETING OF APRIL 11, 1989

REMAINING AGENDA

6. Matters of New Business (continued)

- (f) Authorizing a Second Amendatory Agreement (which permits issuance of individual Certificates of Completion) to the Agreement for Disposition of Land for development with Western Commercial Partnership I (WCP I), in connection with Parcel 708-B located at the southwest corner of Geary Boulevard and Webster Street; Western Addition A-2. (Resolution No. 76-89)

Action taken: \_\_\_\_\_

- (g) Authorizing a Fifth Amendment to the Legal Services Agreement with Brobeck, Phleger & Harrison which increases the maximum amount payable; Yerba Buena Center. (Resolution No. 77-89)

Action taken: \_\_\_\_\_

- (h) Authorizing a Second Amendment which increases the amount of compensation payable and makes other changes to the Personal Services Contract for audit of the Agency's financial records with Peat Marwick Main & Co. and its Joint Venture Partner Izabal, Bernaciak & Co. (Resolution 78-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment

REGULAR MEETING -- 4:00 P.M., APRIL 18, 1989

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meetings, February 28, 1989 and March 14, 1989
3. Report of the President
4. Report of the Executive Director

OVER

5. Matters of Unfinished Business

6. Matters of New Business

- (a) Further consideration of authorizing Agency funding of a portion of the acquisition and rehabilitation costs of the Washburn Hotel located at 38 Washburn Street and the adjacent two unit structure located at 42 Washburn Street pursuant to the Transitional Housing Project of the Department of Public Health of the City and County of San Francisco.

Action taken: \_\_\_\_\_

- (b) Approving the selection of three non-profit developers to be invited to participate in the second step of the developer selection process for the development of Site K, located on the Embarcadero between King and Townsend Streets, and authorizing the issuance of a request for proposals to said Design/Development Teams; Rincon Point-South Beach. (Resolution No. 79-89)

Action taken: \_\_\_\_\_

- (c) Appointing additional members to the Citizens Advisory Committee; Rincon Point-South Beach. (Resolution No. 80-89)

Action taken: \_\_\_\_\_

- (d) Authorizing a Second Amendatory Agreement which revises the performance schedule of the Agreement for Disposition of Land for private development with Chambers General Construction Company for the development of Lots 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 16 on Site S-4, located on Carpenter Court and Lindsay Circle off Whitney Young Circle; Hunters Point. (Resolution No. 81-89)

Action taken: \_\_\_\_\_

- (e) Authorizing the Executive Director to apply for tax exempt bond financing from the Local Government Finance Authority. (Resolution No. 82-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

APR 20 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., APRIL 25, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, APRIL 21, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Conditionally consenting to a modification of the Deed of Trust to permit the granting of an easement in connection with the Agency's \$9,915,000 Mortgage Revenue Bonds, 1982 Series D (FHA Mortgage Loan - Mercy Terrace Section 8 Assisted Project).
- 2) Authorizing a Third Amendment which increases the amount payable to the Security Patrol Services Contract with Cal State Patrol Service for the Innes Avenue Homes.
- 3) Authorizing the Agency to provide First Mortgage financing for the 16 Innes Avenue Homes; Hunters Point.
- 4) Authorizing an extension of Exclusive Negotiations with Alamo Plaza Development Partners, a California limited partnership, in connection with a Build-to-Suit Agreement with Western Addition Senior Citizens Center, Inc. for the development of parcels located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2.
- 5) Authorizing an Amendment to the Agreement with Morgan Equipment Company for a parcel located on the northeast corner of Third Street and Evans Avenue; India Basin Industrial Park.
- 6) Authorizing a Second Amendatory Agreement (which permits issuance of individual Certificates of Completion) to the Agreement for Disposition of Land for development with Western Commercial Partnership I (WCP I), in connection with Parcel 708-B located at the southwest corner of Geary Boulevard and Webster Street; Western Addition A-2.
- 7) Approving Design Modifications to the Roof Design for High-Rise and Mid-Rise Towers of the Fillmore Center Associates' Development on parcels bounded by Geary Boulevard, Fillmore, Turk and Steiner Streets; Western Addition A-2.
- 8) Approving the selection of three non-profit developers to be invited to participate in the second step of the developer selection process for the development of Site K, located on the Embarcadero between King and Townsend Streets, and authorizing the issuance of a request for proposals to said Design/Development Teams; Rincon Point-South Beach.

\*\*\*\*\*

Prepared and mailed April 19, 1989



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING - 4:00 P.M., APRIL 25, 1989

DOCUMENTS DEPT.

APR 24 1989

SAN FRANCISCO  
PUBLIC LIBRARY

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes, Regular Meeting, March 21, 1989;  
Closed Session, March 14, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

- (a) Approving the selection of three non-profit developers to be invited to participate in the second step of the developer selection process for the development of Site K, located on the Embarcadero between King and Townsend Streets, and authorizing the issuance of a request for proposals to said Design/Development Teams; Rincon Point-South Beach. (Resolution No. 79-89)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Conditionally consenting to a modification of the Deed of Trust to permit the granting of certain easements in connection with the Agency's \$9,915,000 Mortgage Revenue Bonds, 1982 Series D (FHA Mortgage Loan - Mercy Terrace Section 8 Assisted Project). (Resolution No. 83-89)

Action taken: \_\_\_\_\_

- (b) Authorizing a First Amendatory Agreement (relating to the subdivision of the parcel and an addition to the existing improvements, and a performance schedule to accomplish the same) to the Agreement for Disposition of Land for private development with Morgan Equipment Company, a California Corporation for the parcel located on the northeast corner of Third Street and Evans Avenue; India Basin Industrial Park. (Resolution No. 84-89)

Action taken: \_\_\_\_\_

- (c) Authorizing a Third Amendment to the Security Patrol Services Contract with Cal State Patrol Service, Inc. for the Innes Avenue Homes; Hunters Point. (Resolution No. 85-89)

Action taken: \_\_\_\_\_

New Business (cont'd)

- (d) Authorizing Exclusive Negotiations with Sprincin Development Partners IX, A California Limited Partnership, successor in interest to Alamo Plaza Development Partners, a California Limited Partnership, in connection with a Build-To-Suit Agreement with Western Addition Senior Citizens' Center, Inc. (WASCC), for the development of the parcels located on the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2. (Resolution No. 86-89)

Action taken: \_\_\_\_\_

- (e) Site Tour to view the Rincon Towers at 88 Howard Street; Rincon Point-South Beach.

NOTE ITEM (e): The Site Tour will be continued to May 2, 1989 at 2:00 p.m. at 939 Ellis Street (Garage Entrance) and at said meeting will be moved to the site at the entrance of 88 Howard Street to view the Rincon Towers in Rincon Point-South Beach.

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

APR 25 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., MAY 2, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, APRIL 28, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing the Agency to provide First Mortgage financing for the 16 Innes Avenue Homes; Hunters Point.
- 2) Authorizing an acquisition agreement with SBMA, Ltd. for acquisition of public improvements and public and private utilities in Community Facilities District No. 1 (South Beach)
- 3) Authorizing Change Order No. 3 to Jerrold Avenue Improvements Contract with Esquivel Grading and Paving, Inc.; vicinity of Hunters Point Redevelopment Project Area.
- 4) Public hearing and conditionally granting a variance to Kaiser Foundation Hospitals modifying the permitted floor area ratio for a proposed garage structure on a portion of Assessor's Block 1098, Lot 50; Western Addition A-1.
- 5) Authorizing an Owner Participation Agreement with Kaiser Foundation Hospitals, a California nonprofit public benefit corporation, in connection with the development of a garage on a portion of Lot 50 in Assessor's Block 1098; Western Addition A-1.
- 6) Authorizing the Executive Director to exercise the Agency's repurchase option with respect to 1406 Golden Gate Avenue and to expend funds to purchase the unit and pay Homeowner's Association Dues; Western Addition A-2.
- 7) Public Hearing and approving the assignment and transfer of interest in the Agreement with Bay Vista Homes Limited, a limited partnership, to Bay Vista Homes II, a limited partnership, and an amendment to the agreement concerning 12 lots on Keith Street near Hudson Avenue; Hunters Point.
- 8) Workshop presenting the Schematic Design for the Howard Street area of Central Block 2, and related issues; Yerba Buena Center.

OVER



- 9) Conditionally authorizing staff to approve leases for occupancy of the residential and commercial portions of the development prior to issuance of the Certificate of Completion as required in the Agreement for Disposition of Land for private development with Western Commercial Partnership I, a California General Partnership, in connection with the parcel located at the southwest corner of Geary Boulevard and Webster Street; Western Addition A-1 and A-2.
- 10) Approving Design Modifications to the Roof Design for High-Rise and Mid-Rise Towers of the Fillmore Center Associates' Development on parcels bounded by Geary Boulevard, Fillmore, Turk and Steiner Streets; Western Addition A-2.

\*\*\*\*\*  
Prepared and mailed April 24, 1989



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., MAY 2, 1989

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

APR 28 1989

SAN FRANCISCO  
PUBLIC LIBRARY

- (a) Public Hearing to hear all persons interested in a variance to Kaiser Foundation Hospital; Western Addition A-1

Conditionally granting a Floor Area Ratio Variance to Kaiser Foundation Hospitals for a proposed garage structure with Ancillary Office, Commercial, Storage and equipment space; Western Addition A-1. (Resolution No. 87-89)

Action taken: \_\_\_\_\_

- (b) Authorizing an Owner Participation Agreement with Kaiser Foundation Hospitals, a California non-profit public benefit corporation, in connection with the development of a portion of Lot 50 in Assessor's Block 1098; Western Addition A-1. (Resolution No. 88-89)

Action taken: \_\_\_\_\_

- (c) Public Hearing to hear all persons interested in the assignment and transfer of all right, title and interest in the Land Disposition Agreement from Bay Vista Homes Limited, a limited partnership to Bay Vista Homes Limited II, a limited partnership for parcels located on Keith Street at Hudson Avenue; Hunters Point.

Approving the Assignment and Transfer of all right, title and interest in the Agreement for Disposition of Land for Private Development, as amended, concerning a portion of Parcels X-1 through X-10 (being Lots 42 through 53, in Assessor's Block 4720, located on Keith Street at Hudson Avenue) from Bay Vista Homes Limited, a limited partnership to Bay Vista Homes Limited II, a limited partnership; Hunters Point. (Resolution No. 89-89)

Action taken: \_\_\_\_\_

OVER

New Business (cont'd)

- (d) Authorizing a Fifth Amendatory Agreement which revises the Performance Schedule and revises and updates certain provisions of the Land Disposition Agreement for Private Development with Bay Vista Homes Limited II, a limited partnership, for the development of Parcels X-1 through X-10, Block 4720; Hunters Point. (Resolution No. 90-89)

Action taken: \_\_\_\_\_

- (e) Authorizing the Executive Director to exercise the Agency's repurchase option with respect to 1406 Golden Gate Avenue and to expend funds to purchase the unit and pay Homeowners' Association Dues; Affordable Condominium Program; Western Addition A-2. (Resolution No. 91-89)

Action taken: \_\_\_\_\_

- (f) Authorizing the Agency to provide First Mortgage financing for the 16 expandable homes on Innes Avenue, being Parcels Y-7 through Y-15, Y-17, Y-18, Z-9, Z-10, Z-13, Z-14 and Z-16, and authorizing the execution of all documents in connection therewith; Hunters Point. (Resolution No. 92-89)

Action taken: \_\_\_\_\_

- (g) Authorizing Contract Change Order No. 3 to Jerrold Avenue Improvements Contract; Vicinity of Hunters Point Redevelopment Project Area. (Resolution No. 93-89)

Action taken: \_\_\_\_\_

- (h) Authorizing an Acquisition Agreement with SBMA, Ltd. for acquisition of public improvements and public and private utilities in Community Facilities District No. 1 (South Beach); Rincon Point-South Beach. (Resolution No. 94-89)

Action taken: \_\_\_\_\_

- (i) Workshop presenting the Schematic Design for the Howard Street Area of Central Block 2 and related issues; Yerba Buena Center.

NOTE: Workshop will be held in the Fourth Floor Conference Room

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

F  
35  
3  
9/89  
REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

REGULAR MEETING -- 4:00 P.M., MAY 9, 1989

MAY 9 1989  
SAN FRANCISCO  
PUBLIC LIBRARY

AGENDA

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting, March 28, 1989; April 4, 1989  
Closed Session, April 18, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Authorizing the Executive Director to exercise the Agency's repurchase option with respect to 1406 Golden Gate Avenue and to expend funds to purchase the unit and pay Homeowners' Association Dues; Affordable Condominium Program; Western Addition A-2. (Resolution No. 91-89)

THIS ITEM WILL BE THE SUBJECT OF A WORKSHOP UNDER NEW BUSINESS, ITEM (f).

Action taken: \_\_\_\_\_

6. Matters of New Business
  - (a) Interpreting the provisions of the Embarcadero-Lower Market (Golden Gateway) Redevelopment Plan regarding certain of the dates set forth therein and reaffirming the Agency's Intent to extend the tax allocation indebtedness date. (Resolution No. 95-89)

Action taken: \_\_\_\_\_

- (b) Confirming the role of the Agency's Hotel Advisory Group convened to address the Marriott Hotel hiring plan and strengthening the Group by the addition of three representatives; Yerba Buena Center. (Resolution No. 96-89)

Action taken: \_\_\_\_\_

- (c) Authorizing the Executive Director to enter into an agreement for legal services with Erickson, Beasley and Hewitt; Yerba Buena Center. (Resolution No. 97-89)

Action taken: \_\_\_\_\_



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., MAY 16, 1989

A G E N D A

DOCUMENTS DEPT.

MAY 12 1989

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes - Regular meeting, April 11, 1989;  
Closed Session, March 21, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Authorizing the Executive Director to exercise the Agency's Repurchase Option with respect to 1406 Golden Gate Avenue and to expend funds to purchase the unit and pay homeowner's association dues; Western Addition A-2. (Resolution No. 91-89)  
  
Action taken: \_\_\_\_\_
  - (b) Workshop on Partial Schematic Design for the East Garden; Yerba Buena Center. (It is suggested this item be continued to the end of the meeting).
6. Matters of New Business
  - (a) Approving a revised Budget for the Period July 1, 1989 through June 30, 1989 and authorizing the Executive Director to submit it to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 98-89)  
  
Action taken: \_\_\_\_\_
  - (b) Authorizing execution of an Indebtedness Limitation Agreement with the City and County of San Francisco. (Resolution No. 99-89)  
  
Action taken: \_\_\_\_\_
  - (c) Approving an Addition to the Agency's Housing Policy and approving a Statement of Administrative Guidelines in connection with such Policy. (Resolution No. 100-89)  
  
Action taken: \_\_\_\_\_
  - (d) Conditionally approving the Schematic Drawings for the Howard Street Area of the Esplanade; Yerba Buena Center. (Resolution No. 101-89)  
  
Action taken: \_\_\_\_\_

OVER

New Business (cont'd)

- (e) Authorizing execution of a First Amendment to the Letter Agreement with the City and County of San Francisco to provide the services of an Employee. (Resolution No. 102-89)

Action taken: \_\_\_\_\_

- (f) Authorizing the issuance of a Request for Qualifications to select developers to purchase and develop Hunters Point School II Site, located at the southeasterly corner of Kiska Road and Ingalls Street; Hunters Point. (Resolution No. 103-89)

Action taken: \_\_\_\_\_

- (g) Workshop concerning Affordable Housing Program for the remaining major housing sites; Hunters Point.

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

MAY 16 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., MAY 23, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MAY 19, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing execution of Fifth Amendment to Agreement for Legal Services with Alice M. Beasley which increases the maximum amount payable; All Redevelopment Project Areas.
- 2) Authorizing extensions of exclusive negotiations with Sunbora Development Corporation, Progress Seven, Summit Partners, GSI Holdings and Future Perfect, Inc., for the development of scattered parcels in Hunters Point.
- 3) Authorizing an Eighth Amendatory Agreement to the Land Disposition Agreement for Private Development with Future Perfect, Inc., in connection with the development of a parcel located at the southeast corner of Third Street and Evans Avenue; India Basin Industrial Park.
- 4) Accepting the conditional transfer of property from the India Basin Maintenance Association to the Agency in connection with the development of a parcel located at the southeast corner of Third Street and Evans Avenue; India Basin Industrial Park.
- 5) Workshop on the status of the Fisherman's Wharf Development Program and presentation of the proposed Urban Design Plan.
- 6) Approving the Partial Schematic Design for the East Garden; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed May 15, 1989





REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

REGULAR MEETING -- 4:00 P.M., May 23, 1989

MAY 22 1989

A G E N D A

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meetings, April 18, April 25, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

- (a) Workshop concerning Affordable Housing Program for the remaining major housing sites; Hunters Point.

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Authorizing an extension of Exclusive Negotiations with Sunboro Development Corporation, A California Corporation, for the development of a parcel located on Hudson Avenue between Whitney Young Circle and Ingalls Street; Hunters Point Approved Redevelopment Project Area. (Resolution No. 104-89)

Action taken: \_\_\_\_\_

- (b) Authorizing an extension of Exclusive Negotiations with Progress Seven, Inc., A California Corporation, for the development of a parcel located on Whitney Young Circle at Newcomb Avenue; Hunters Point Approved Redevelopment Project Area. (Resolution No. 105-89)

Action taken: \_\_\_\_\_

- (c) Authorizing an extension of Exclusive Negotiations with Robert Upton and Berri McBride, acting as general partners for Summit Partners, A California Limited Partnership (to be formed), for the development of a parcel located at the Southwesterly corner of Hudson Avenue and Whitney Young Circle; Hunters Point Approved Redevelopment Project Area. (Resolution No. 106-89)

Action taken: \_\_\_\_\_

- (d) Authorizing an extension of Exclusive Negotiations with GSI Holdings, A California General Partnership, for the development of a parcel located on Newcomb Avenue at LaSalle Avenue; Hunters Point Approved Redevelopment Project Area. (Resolution No. 107-89)

Action taken: \_\_\_\_\_

OVER

- (e) Authorizing an extension of Exclusive Negotiations with Future Perfect, Inc., A California Corporation, for the development of a parcel located on Keith Street between Hudson and Fairfax Avenues; Hunters Point Approved Redevelopment Project Area. (Resolution No. 108-89)

Action taken: \_\_\_\_\_

- (f) Authorizing the Executive Director to execute an Eighth Amendatory Agreement (which provides for the construction of driveway improvements through a portion of the existing landscaping easement) to the Agreement for Disposition of Land for private development with Ssangyong Yashima Future Development, A California Limited Partnership, in connection with the sale and development of a parcel located in the block bounded by Third and Newhall Streets and Evans and Galvez Avenues; India Basin Industrial Park. (Resolution No. 109-89)

Action taken: \_\_\_\_\_

- (g) Authorizing acceptance and retransfer of property from the India Basin Maintenance Association in connection with the development of a parcel located in the block bounded by Third and Newhall Streets and Galvez Avenues; India Basin Industrial Park. (Resolution No. 110-89)

Action taken: \_\_\_\_\_

- (h) Authorizing execution of Fifth Amendment to agreement for legal services with Alice M. Beasley which increases the maximum amount payable; all Redevelopment Project Areas. (Resolution No. 111-89)

Action taken: \_\_\_\_\_

- (i) Approving the partial Schematic drawings for the East Garden; Yerba Buena Center Approved Redevelopment Project Area. (Resolution No. 112-89)

Action taken: \_\_\_\_\_

- (j) Authorizing execution of a Second Amendment which increases the amount payable under the Personal Services Contract for hazardous materials and waste management with Harding Lawson Associates; All Redevelopment Project Areas. (Resolution No. 113-89)

Action taken: \_\_\_\_\_

- (k) Workshop on the Status of the Fisherman's Wharf Development Program.

NOTE: WORKSHOP WILL BE HELD IN THE FOURTH FLOOR CONFERENCE ROOM

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

## REDEVELOPMENT AGENCY

MAY 26 1989

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 4th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SAN FRANCISCO  
PUBLIC LIBRARY

\*RESCHEDULED REGULAR MEETING -- 4:00 P.M., THURSDAY, JUNE 1, 1989

\*PLEASE NOTE - THE REGULAR AGENCY MEETING OF TUESDAY, MAY 30, 1989, AT 4 P.M. HAS BEEN RESCHEDULED TO THURSDAY, JUNE 1, 1989, AT 4 P.M. IN THE BAY AREA AIR QUALITY MANAGEMENT DISTRICTS' FOURTH FLOOR CONFERENCE ROOM, 939 ELLIS STREET, SAN FRANCISCO, CA. 94109

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, MAY 26, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing a Personal Services Contract with Robert Harris for technical assistance in connection with the final developer selection for East Block One; Yerba Buena Center.
- 2) Authorizing an Addendum to the Agreement with Nihonmachi Community Development Corporation for the development of a parcel located within the block bounded by the Buchanan Mall and Sutter, Laguna and Post Streets; Western Addition A-2.
- 3) Public Hearing and authorizing an Agreement with Fourth & Harrison Associates, Inc. for the development of a parcel located at the northeast corner of Fourth and Harrison Streets; Yerba Buena Center.
- 4) Authorizing the issuance of a Request for Qualifications to select developers to purchase and develop Hunters Point School II Site, located at the southeast corner of Kiska Road and Ingalls Streets; Hunters Point.
- 5) Authorizing an Amendment to the Owner Participation Agreement with Arthur J. Zanello and Sylvia Zanello for the development of the property located at the northeast corner of Laguna and Eddy Streets; Western Addition A-2.
- 6) Authorizing Exclusive Negotiations with San Francisco Associates Development Group for the development of a parcel located on the northeast corner of Divisadero and Ellis Streets; Western Addition A-2.
- 7) Amending the date for Close of Escrow/Conveyance of Site in the Land Disposition Agreement with Terry Collins, Cecilia R. Johnson-Collins, George P. Colbert and Greer M. Smith-Colbert for the purchase and rehabilitation of 1151 Webster Street; Western Addition A-2.

OVER

- 8) Authorizing an Amendment which revises the Schedule of Performance to the Agreement with 1915 Eddy Street Developers for the property located at 1915 Eddy Street; Western Addition A-2.
- 9) Approval of various land uses in the Bayview Plaza Commercial Center located within the block bounded by Third and Newhall Streets and Evans and Galvez Avenues; India Basin Industrial Park.
- 10) Authorizing a contract with McGuire & Company for urban economic analysis services in connection with the final developer selection for the parcel located at the northeast corner of Third and Mission Streets; Yerba Buena Center.
- 11) Authorizing an expenditure of funds for the services of a financial advisor.

\*\*\*\*\*  
Prepared and mailed May 23, 1989

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 4th Floor  
SAN FRANCISCO, CALIFORNIA 94109

MAY 30 1989

SAN FRANCISCO  
PUBLIC LIBRARY

ADJOURNED REGULAR MEETING -- 4:00 P.M., JUNE 1, 1989

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Closed Session, March 28, 1989; April 4, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

(a) Authorizing the issuance of a Request for Qualifications to select developers to purchase and develop Hunters Point School II Site, located at the southeasterly corner of Kiska Road and Ingalls Street; Hunters Point. (Resolution No. 103-89)

Action taken: \_\_\_\_\_

## 6. Matters of New Business

A. CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED; IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an Amendment to the Owner Participation Agreement with Arthur J. Zanello and Sylvia Zanello in connection with the development of the property located at the northeast corner of Laguna and Eddy Streets, extending the date for transfer of title to Mr. and Mrs. Zanello to June 30, 1989, and rescinding a portion of Resolution 286-88 which fixed the transfer date at April 5, 1989; Western Addition A-2. (Resolution No. 114-89)
- (b) Authorizing an Amendment to extend the date for completion of construction from February 5, 1989 to October 4, 1989 in the Land Disposition Agreement with 1915 Eddy Street Developers (Oscar J. Turner, et al) in connection with the rehabilitation of the property located at 1915 Eddy Street; Western Addition A-2. (Resolution No. 115-89)
- (c) Authorizing an Amendment to the Conveyance Date from April 21, 1989 to June 30, 1989 in the Land Disposition Agreement with Terry Collins, Cecelia R. Johnson-Collins, George P. Colbert and Greer M. Smith-Colbert in connection with the purchase and rehabilitation of the property located at 1151 Webster Street; Western Addition A-2. (Resolution No. 116-89)

OVER



- (d) Approving a restaurant land use (4500+ s.f. to be operated by a local minority business person) in the Bayview Plaza Commercial Center located within the block bounded by Third and Newhall Streets and Evans and Galvez Avenues; India Basin Industrial Park. (Resolution No. 117-89)

Action taken: \_\_\_\_\_

B. REGULAR AGENDA

- (a) Public hearing to hear all persons interested in a Land Disposition Agreement with Fourth & Harrison Associates, Inc.; Yerba Buena Center

Authorizing an Agreement for Disposition of Land for Private Development and other conveyance instruments in connection with the purchase and development of a parcel located at the northeast corner of Fourth and Harrison Streets by Fourth & Harrison Associates, Inc.; Yerba Buena Center. (Resolution No. 118-89)

Action taken: \_\_\_\_\_

- (b) Authorizing an expenditure of funds for the services of a financial advisor. (Resolution No. 119-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

F  
35  
3  
6/89

= R E D E V E L O P M E N T   A G E N C Y

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

REGULAR MEETING -- 4:00 P.M., JUNE 6, 1989

JUN 11 1989  
SAN FRANCISCO  
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JUNE 2, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 
- 1) Authorizing a Second Amendment (which increases the amount payable) to the Architecture Agreement with Mitchell/Giurgola; Yerba Buena Center.
  - 2) Authorizing an expenditure of funds for the services of Stone & Youngberg and Charles A. Belle & Co., Inc. as the financial advisors for the Agency's proposed tax increment bond financing.
  - 3) Workshop on the status of the Fisherman's Wharf Development Program.

\*\*\*\*\*

PLEASE NOTE ATTACHED MEMO REGARDING INFORMATION ABOUT THE AFFORDABLE HOUSING ACTION PLAN FOR SAN FRANCISCO (REPORT). THE REDEVELOPMENT AGENCY PROPOSES TO CALL A SPECIAL MEETING FOR JUNE 28, 1989 AT 7:30 P.M. TO BE HELD IN THE BOARD OF SUPERVISORS' CHAMBERS AT CITY HALL FOR PUBLIC COMMENT ON THE REPORT. COPIES OF THE REPORT MAY BE PICKED UP AT THE AGENCY'S OFFICE, 939 ELLIS STREET, 4TH FLOOR EXECUTIVE OFFICES.

\*\*\*\*\*

Prepared and mailed June 1, 1989





REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JUNE 6, 1989

A G E N D A

DOCUMENTS DEPT.

JUN 2 1989

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum

2. Approval of Minutes - Regular Meeting, May 2, 1989

3. Report of the President

4. Report of the Executive Director

5. Matters of Unfinished Business

- (a) Authorizing an expenditure of funds for the services of Stone & Youngberg and Charles A. Bell & Co., Inc. as the financial advisors for the Agency's proposed tax increment bond financing. (Resolution No. 119-89)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Consideration of proposed presentation dates in connection with the RFP for the development of a Parcel located at the northeast corner of Third and Mission Streets; Yerba Buena Center.

Action taken: \_\_\_\_\_

- (b) Workshop on the status of the Fisherman's Wharf Development Program.

WORKSHOP WILL BE HELD IN THE FOURTH FLOOR CONFERENCE ROOM

- (c) Site Tour to view the building, Museum Parc, (The ADCO Group) at 300 Third Street; Yerba Buena Center.

NOTE: The Site Tour will be continued to June 13, 1989, at 2:00 p.m. at 939 Ellis Street, garage entrance, and at said time and place the meeting will be moved to the site in front of 300 Third Street to tour the Museum Parc (The ADCO Group) building.

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment



CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

JUN 8 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JUNE 13, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JUNE 9, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Conditionally approving the Development Program and Basic Concept Design for a new Cala Food Market and Residential Development located in the block bounded by Sutter, Post, Gough and Franklin Streets; Western Addition A-2.
- 2) Adopting Findings to permit the deposit of less than 20% of the tax increments allocated to the Agency from the Yerba Buena Center Redevelopment Project Area into the Low and Moderate Income Housing Fund, and adopting a plan to eliminate the deficit created in the low and moderate income housing fund for Fiscal Year 1988-89.
- 3) Authorizing formation of the City and County of San Francisco Redevelopment Financing Authority with the City and County of San Francisco and authorizing official actions.
- 4) Finding that the Agency's Use of Tax Increment funds for low and moderate income housing both within and outside of its Redevelopment Project Areas will be of benefit to such Project Areas.
- 5) Authorizing execution of an Estoppel Letter in connection with the Agreement for Disposition of Land for Private Development with Fillmore Center Associates with respect to the sale and development of Parcels 707-A, 726-A, 731-A, 749-C, 750-A and a vacated portion of Ellis Street (bounded by Geary, Fillmore, Turk and Steiner Streets, and including the southeast corner of Fillmore Center and Eddy Streets); Western Addition A-2.
- 6) Presentation of YBG Associates proposals for development and uses on CB-2 and 3, EB-2 for Commission consideration and public comment; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed June 6, 1989



F  
35  
3  
13/89  
= REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JUNE 13, 1989

A G E N D A

DOCUMENTS DEPT.

JUN 9 1989

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

- (a) Workshop to present the proposal of a commercial/residential development by Trammel Crow Residential-North Bay Area 1989, Inc. (or a new partnership entity to be formed) on property fronting on Sutter and Post Streets, between Gough and Franklin Streets; Western Addition A-2.
- (b) Finding that it is necessary to deposit less than 20 percent of the Tax Increment allocated in Fiscal Year 1988-1989 to the Agency from the Yerba Buena Center Redevelopment Project Area into the Low and Moderate Income Housing Fund and Adopting a plan to eliminate the deficit in the Low and Moderate Income Housing Fund for the Yerba Buena Center Redevelopment Project Area. (Resolution No. 120-89)

Action taken: \_\_\_\_\_

- (c) Authorizing formation of the City and County of San Francisco Redevelopment Financing Authority with the City and County of San Francisco, and authorizing official actions. (Resolution No. 121-89)

Action taken: \_\_\_\_\_

- (d) Authorizing a request for a Housing Bond Allocation from the California Debt Limit Advisory Committee. (Resolution No. 122-89)

Action taken: \_\_\_\_\_

- (e) Finding that the Agency's use of funds for Low- and Moderate-Income Housing, both within and outside of its Redevelopment Project Areas, will be of benefit to such Project Areas. (Resolution No. 123-89)

Action taken: \_\_\_\_\_

OVER

New Business (cont'd)

- (f) Authorizing execution of an Estoppel Letter in connection with the Agreement for Disposition of Land for Private Development with Fillmore Center Associates with respect to the sale and development of the parcels located in the block bounded by Geary, Fillmore, Turk and Steiner Streets, and including the southeast corner of Fillmore and Eddy Streets and a vacated portion of Ellis Street; Western Addition A-2. (Resolution No. 124-89)

Action taken: \_\_\_\_\_

- (g) Authorizing a Personal Services Contract with Robert Harris for Technical Assistance in connection with the final developer selection for the parcel located on the northeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 125-89)

Action taken: \_\_\_\_\_

- (h) Authorizing a Personal Services Contract with McGuire & Company for Urban Economic Consultant services in the Yerba Buena Center Approved Redevelopment Project Area. (Resolution No. 126-89)

Action taken: \_\_\_\_\_

- (i) Presentation of YBG Associates proposals for development and uses on CB-2 and CB-3, EB-2 for Commission consideration and public comment; Yerba Buena Center.

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

Agenda 3 = 6/11/89  
NOTICE OF A SPECIAL MEETING OF THE REDEVELOPMENT AGENCY

OF THE

CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN that a special meeting of the Redevelopment Agency of the City and County of San Francisco will be held at the office of the Agency, 939 Ellis Street, Seventh Floor Conference room, San Francisco, California at 4 o'clock p.m. on the 15th day of June 1989, at which meeting the following items of business will be considered:

- (a) Authorizing an Owner Participation Agreement with Trammell Crow Residential-North Bay Area 1989, Inc., (or a new partnership to be formed) for the development of a new supermarket and residential development on property fronting on Sutter and Post Streets, between Gough and Franklin Streets; Western Addition A-2. (Resolution No. 127-89)
- (b) Authorizing an expenditure of funds for the payment of delinquent Homeowner's Association Dues: 1406 Golden Gate Avenue; Affordable Condominium Program; Western Addition A-2. (Resolution No. 128-89)
- (c) Discussion on Hunters Point Affordable Housing Responses.
- (d) Authorizing a Second Amendment which expands the scope of services and increases the amount payable under the Personal Services Contract with Skidmore, Owings and Merrill for Urban Design Services in connection with preparation of a development program for the Fisherman's Wharf Area. (Resolution No. 129-89)
- (e) Workshop on the status of the Fisherman's Wharf Development Program. (This item will be held in the Fourth Floor Conference Room)
- (f) Closed Session pursuant to Government Code Section 54956.8 to instruct the Agency's real property negotiator. The property is located in Central Block 2, Central Block 3 and East Block 2, in the Yerba Buena Gardens of Yerba Buena Center. The persons or person with whom the Agency negotiator may negotiate is YBG Associates. (This item will be held in the Fourth Floor Conference Room)

By order of the President

Date: June 12, 1989

DOCUMENTS DEPT.

JUN 13 1989

SAN FRANCISCO  
PUBLIC LIBRARY

*Patsy R. Oswald*  
Patsy R. Oswald  
Agency Secretary





55  
5  
0/89  
called

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 ELLIS STREET, 7TH FLOOR  
SAN FRANCISCO, CALIFORNIA 94109

PLEASE NOTE - THE REGULARLY SCHEDULED AGENCY MEETING OF JUNE 20, 1989, WILL  
NOT BE HELD. THE NEXT REGULARLY SCHEDULED MEETING OF THE REDEVELOPMENT  
AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO WILL BE HELD ON JUNE 27,  
1989 AT 4:00 P.M. AT 939 ELLIS STREET, FOURTH FLOOR CONFERENCE ROOM, SAN  
FRANCISCO, CALIFORNIA.

\*\*\*\*\*

Prepared and mailed June 15, 1989



CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JUNE 27, 1989

A G E N D A

DOCUMENTS DEPT.

JUN 23 1989

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum

2. Approval of Minutes - Regular Meeting, May 9, 1989

Closed Sessions, April 4, April 18, April 25,  
May 2, May 9, and May 23, 1989

3. Report of the President

4. Report of the Executive Director

5. Matters of Unfinished Business

- (a) Authorizing an Agreement for Disposition of Land for Private Development and other conveyance instruments in connection with the purchase and development of a parcel located at the northeast corner of Fourth and Harrison Streets by Fourth & Harrison Associates, Inc.; Yerba Buena Center. (Resolution No. 118-89) (STAFF WILL RECOMMEND THIS ITEM BE CONTINUED)

Action Taken: \_\_\_\_\_

- (b) Authorizing the issuance of a Request for Qualifications to select developers to purchase and develop Hunters Point School II Site, located at the southeasterly corner of Kiska Road and Ingalls Street; Hunters Point. (Resolution No. 103-89)

Action Taken: \_\_\_\_\_

6. Matters of New Business

A. CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED; IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing the purchase of two Facsimile Machines in an amount not to exceed \$4,655. (Resolution No. 130-89)
- (b) Authorizing a Letter Agreement to provide the services of an employee in connection with the Agency's Administration of the Mayor's Office of Special Projects for the period of July 1, 1989 through June 30, 1990 in the approximate amount of \$65,539 annually. (Resolution No. 131-89)
- (c) Authorizing a Second Amendment to the Personal Services Contract with Lee Cayton for Housing Management Services that would increase the amount by \$16,750 and the time from July 1, 1989 through December 31, 1989. (Resolution No. 132-89)

OVER

- (d) Authorizing a First Amendment to the Personal Services Contract for Marketing and Professional Writing Services with Wes Willoughby that would increase the amount by \$25,000 and the time from June 30, 1989 to June 30, 1990. (Resolution No. 133-89)
- (e) Approving a Letter Agreement with the Department of Public Works for Rehousing Building Inspection Services in the amount of \$5,400 for the period from July 1, 1989 through June 30, 1990; All Project Areas. (Resolution No. 134-89)
- (f) Approving a Letter Agreement in the amount of \$42,000 with the Department of Public Works for Building Inspection Services for the period July 1, 1989 to June 30, 1990; All Project Areas. (Resolution No. 135-89)
- (g) Authorizing re-entry into exclusive negotiations to August 17, 1989 with the Bush Street Synagogue Cultural Center for the purchase and development of a parcel located at the southeasterly corner of Bush and Laguna Streets, and for the purchase and rehabilitation of 1881 Bush Street; Western Addition A-2. (Resolution No. 136-89)
- (h) Authorizing an extension of exclusive negotiations to August 2, 1989 with Sprincin Development Partners IX, in connection with a Build-to-Suit Agreement with Western Addition Senior Citizens' Center, Inc. (WASCC), for the development of two parcels located on the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2. (Resolution No. 137-89)

Action Taken: \_\_\_\_\_

(B) REGULAR AGENDA

- (a) Workshop for presentation by three nonprofit housing development corporations of their qualifications to develop a parcel located on the Embarcadero between King and Townsend Streets; Rincon Point-South Beach.
- (b) Authorizing exclusive negotiations with Bushmoor Associates for the development of a parcel located at the north side of Sutter Street, between Fillmore and Webster Streets); Western Addition A-2. (Resolution No. 138-89)

Action Taken: \_\_\_\_\_

- (c) Authorizing exclusive negotiations with Robert A. Luster, who will be a Managing General Partner of a general partnership to be formed in connection with the development of a parcel located at the northeast corner of Divisadero and Ellis Streets; Western Addition A-2. (Resolution No. 139-89)

Action Taken: \_\_\_\_\_

- (d) Authorizing a contract with Ella Hill Hutch Community Center for construction employment services; Western Addition A-1 and A-2 Project Areas. (Resolution No. 140-89)

Action Taken: \_\_\_\_\_

- (e) Authorizing Exclusive Negotiations with the San Francisco Museum of Modern Art for the development of two parcels: one, the Jessie Street Substation located on Central Block 1 (between Mission, Market, Third and Fourth Streets), and the other located on East Block 2 (east of Third and South of Minna Streets); Yerba Buena Center. (Resolution No. 141-89)

Action Taken: \_\_\_\_\_

- (f) Continuation of discussion of YBG Associates proposals for development and uses on CB-2, CB-3 and EB-2; Yerba Buena Center.

Action Taken: \_\_\_\_\_

- (g) Cancellation of repayment by BRIDGE Housing Corporation of the \$325,000 loan connection with the development of Morgan Heights located in the vicinity of the Hunters Point Redevelopment Project Area. (Resolution No. 142-89)

Action Taken: \_\_\_\_\_

- (h) Commending and expressing appreciation to Redmond F. Kernan for his outstanding achievements and dedicated service to the San Francisco Redevelopment Agency. (Resolution No. 143-89)

Action Taken: \_\_\_\_\_

- (i) Establishing Classifications of positions and compensation for the Agency staff and establishing the authority for appointment to and vacation from positions under said classifications and other related matters. (Resolution No. 144-89)

Action Taken: \_\_\_\_\_

- (j) Workshop on revised Design Proposal for Esplanade deck area; Yerba Buena Gardens.

NOTE: WORKSHOP WILL BE HELD IN THE FOURTH FLOOR CONFERENCE ROOM

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment



35  
3  
5/89

DOCUMENTS DEPT.

REDEVELOPMENT AGENCY

JUN 29 1989

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JULY 5, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JUNE 30, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 
- 1) Authorizing a Second Amendment to the Personal Services Contract with Lee Cayton for Housing Management Services.
  - 2) Authorizing a First Amendment to the Personal Services Contract with Wes Willoughby for Marketing and Professional Writing Services.
  - 3) Establishing classifications of positions and compensation for the Agency Staff and establishing the authority for appointment to and vacation from positions under said classifications and other related matters.
  - 4) Approving certain amendments to the Agency Personnel Policy.
  - 5) Approving a Final New Appropriations Budget for Fiscal Year July 1, 1989 through June 30, 1990.
  - 6) Authorizing a revised Indebtedness Limitation Agreement with the City and County of San Francisco.
  - 7) Approval of Revised Design Proposal for the Esplanade Deck Area; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed June 28, 1989





REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

JUL 3 1989

REGULAR MEETING -- 4:00 P.M., JULY 5, 1989

SAN FRANCISCO  
PUBLIC LIBRARY

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes- Regular Meetings; May 16, May 23, June 1, June 6, and  
June 13, 1989  
Special Meeting; June 15, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Authorizing a Second Amendment to the Personal Services Contract with Lee Cayton for Housing Management Services that would increase the amount by \$16,750 and the time from July 1, 1989 through December 31, 1989. (Resolution No. 132-89)  
Action taken: \_\_\_\_\_
  - (b) Authorizing a First Amendment to the Personal Services Contract for Marketing and Professional Writing Services with Wes Willoughby that would increase the amount by \$25,000 and the time from July 1, 1989 to June 30, 1990. (Resolution No. 133-89)  
Action taken: \_\_\_\_\_
  - (c) Establishing classifications of positions and compensation for the Agency Staff and establishing the authority for appointment to and vacation from positions under said classifications and other related matters. (Resolution No. 144-89)  
Action taken: \_\_\_\_\_
6. Matters of New Business
  - (a) Appointment of Agency Treasurer.  
Action taken: \_\_\_\_\_
  - (b) Request for funding to the South of Market Community Hiring Hall operated by West Bay Filipino Multi Service Corp. in connection with hiring at the Marriott Hotel; Yerba Buena Center.  
Action taken: \_\_\_\_\_
  - (c) Authorizing certain amendments to the Agency's Personnel Policy. (Resolution No. 145-89)  
Action taken: \_\_\_\_\_

OVER

- (d) Approving the 1989-90 budget revisions by the Board of Supervisors. (Resolution No. 146-89)

Action taken: \_\_\_\_\_

- (e) Authorizing a revised Indebtedness Limitation Agreement with the City and County of San Francisco. (Resolution No. 147-89)

Action taken: \_\_\_\_\_

- (f) Amending the date for close of escrow/conveyance of site in the Land Disposition Agreement with Terry Collins and Cecelia R. Johnson-Collins, and George P. Colbert and Greer M. Smith-Colbert for 1151 Webster Street; Western Addition A-2. (Resolution No. 148-89)

Action taken: \_\_\_\_\_

- (g) Conditionally approving the revised design proposal for the Esplanade Deck Area, a Carousel in the West Garden or Starlight Garden, and inclusion of an appropriate memorial to Martin Luther King, Jr., in Yerba Buena Gardens; Yerba Buena Center. (Resolution No. 149-89)

Action taken: \_\_\_\_\_

- (h) Presentation of developer responses to the Request for Proposals for development of East Block 1 (3rd and Mission Streets); Yerba Buena Center.

NOTE ITEM (h): The presentations will be continued to July 11, 1989 at 2:00 p.m. at 939 Ellis Street, Seventh Floor Conference Room.

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment to 2:00 p.m. July 11, 1989, 939 Ellis Street, 7th Floor San Francisco, California (to hear item 6(h))

REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

JUL 5 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JULY 11, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JULY 7, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing Exclusive Negotiations with Progress Foundation for the development of a Site F-1 located at the southeast corner of First and Bryant Streets; Rincon Point-South Beach.
- 2) Authorization for Helen L. Sause, Project Director, Yerba Buena Center to travel to Orlando, Florida, from July 19 through July 23, 1989, to participate in the National Summer Conference of Housing and Redevelopment Officials (NAHRO) at a cost not to exceed \$950.

PLEASE NOTE: The meeting of Wednesday, July 5, 1989 will be continued to 2:00 p.m. July 11, 1989 for the Presentation of developer responses to the Request for Proposals for development of East Block 1 (3rd and Mission Streets); Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed July 3, 1989



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JULY 11, 1989

A G E N D A

DOCUMENTS DEPT.

JUL 10 1989

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

- (a) Authorizing a Second Amendment to the Personal Services Contract with Lee Cayton for Housing Management Services that would increase the amount by \$16,750 and the time from July 1, 1989 through December 31, 1989. (Resolution No. 132-89)

Action taken: \_\_\_\_\_

- (b) Authorizing a First Amendment to the Personal Services Contract for Marketing and Professional Writing Services with Wes Willoughby that would increase the amount by \$25,000 and the time from July 1, 1989 to June 30, 1990. (Resolution No. 133-89)

Action taken: \_\_\_\_\_

- (c) Establishing classifications of positions and compensation for the Agency staff and establishing the authority for appointment to and vacation from positions under said classifications and other related matters. (Resolution No. 134-89)

Action taken: \_\_\_\_\_

- (d) Request for funding to the South of Market Community Hiring Hall operated by West Bay Filipino Multi Service Corp. in connection with hiring at the Marriott Hotel; Yerba Buena Center.

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Authorizing Exclusive Negotiations with Progress Foundation in connection with the development of Site F-1 located at the southeast corner of First and Bryant Streets; Rincon Point-South Beach. (Resolution No. 150-89)

Action taken: \_\_\_\_\_

OVER

New Business (cont'd)

- (b) Authorizing sale of Bonds upon certain terms and conditions, approving distribution of Preliminary Official Statements relating to the proposed issuance and sale by the City and County of San Francisco Redevelopment Financing Authority of its 1989 Tax Allocation Revenue Bonds (San Francisco Redevelopment Projects) and of its 1989 Taxable Tax Allocation Bonds (San Francisco Housing Projects), and approving other matters properly relating thereto. (Resolution No. 151-89)

Action taken: \_\_\_\_\_

- (c) Authorization for Helen L. Sause, Project Director, Yerba Buena Center to travel to Orlando, Florida, from July 19 through July 23, 1989, to participate in the National Summer Conference of Housing and Redevelopment Officials (NAHRO). (Resolution No. 152-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

SF  
235  
3  
18/89

DOCUMENTS DEPT.

REDEVELOPMENT AGENCY

JUL 10 1989

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., JULY 18, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JULY 14, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATRICIA NACEY, ACTING SECRETARY, AT 771-8800, EXTENSION 408.

- 1) Authorizing an amendment to the Owner Participation Agreement (which changes the permitted use and updates other provisions) with Majestic Inn, Ltd., for the property located at 1500 Sutter Street; Western Addition A-2.
- 2) Authorizing an amendment to the Owner Participation Agreement (which changes the permitted use and updates other provisions) with Queen Anne Hotel Co., for the property located at 1590 Sutter Street; Western Addition A-2.
- 3) Authorizing execution of Eighth Amendment to Agreement for Legal Services with McCutchen, Doyle, Brown & Enersen which increases the maximum payable; all Redevelopment Project Areas.
- 4) Authorizing extension of Exclusive Negotiations with the Fillmore Market Place Associates for the development of a parcel located at the northwest corner of Webster and Eddy Streets; Western Addition A-2.
- 5) Authorizing extension of Exclusive Negotiations with the Fillmore Renaissance Associates, Ltd. for the development of a parcel located at the northeast corner of Fillmore and Eddy Streets; Western Addition A-2.
- 6) Workshop for presentation of developer proposals and basic concept drawings in connection with a parcel located at the northeast corner of Third and Harrison Streets; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed July 10, 1989





REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JULY 18, 1989

A G E N D A

DOCUMENTS DEPT.

JUL 17 1989

SAN FRANCISCO  
PUBLIC LIBRARY

1. Recognition of a Quorum

2. Approval of Minutes

3. Report of the President

4. Report of the Executive Director

5. Matters of Unfinished Business

- (a) Establishing classifications of positions and compensation for the Agency staff and establishing the authority for appointment to and vacation from positions under said classifications and other related matters. (Resolution No. 134-99)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Report of the Review Panel regarding the selection of a Developer for Parcel 3707-A (EB-1), located at the northeast corner of Third and Mission Streets; Yerba Buena Center.
- (b) Authorizing a First Amendatory Agreement, which revises the permitted use and updates other provisions, of the Owner Participation Agreement with Majestic Inn Ltd., in connection with the property located at 1500 Sutter Street; Western Addition A-2. (Resolution No. 153-89)

Action taken: \_\_\_\_\_

- (c) Authorizing extension of Exclusive Negotiations with the Fillmore Market Place Associates for the parcel located on the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 154-89)

Action taken: \_\_\_\_\_

- (d) Authorizing extension of Exclusive Negotiations with the Fillmore Renaissance Associates, Ltd., for the parcel located on the northeast corner of Fillmore and Eddy Streets; Western Addition A-2. (Resolution No. 155-89)

Action taken: \_\_\_\_\_

- (e) Authorizing aa First Amendatory Agreement, which revises the permitted use and updates other provisions, of the Owner Participation Agreement with Queen Anne Hotel Company, in connection with the property located at 1590 Sutter Street; Western Addition A-2. (Resolution No. 156-89)

Action taken: \_\_\_\_\_

OVER

- (f) Authorizing an Eighth Amendment to Agreement for Legal Services with McCutchen, Doyle, Brown & Enersen which increases the maximum amount payable; All Redevelopment Project Areas. (Resolution No. 157-89)

Action taken: \_\_\_\_\_

- (g) Workshop for presentation of developer proposals and basic concept drawings in connection with a parcel located at the northeast corner of Third and Harrison Streets; Yerba Buena Center.

- 7. Matters not appearing on Agenda
- 8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
- 9. Closed Session Matters
- 10. Adjournment

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., JULY 25, 1989

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

DOCUMENTS DEPT.

JUL 21 1989

SAN FRANCISCO  
PUBLIC LIBRARY

- (a) Authorizing an Agreement for Disposition of Land for Private Development and other conveyance instruments in connection with the purchase and development of a parcel located at the northeast corner of Fourth and Harrison Streets by Fourth & Harrison Associates, Inc.; Yerba Buena Center. (Resolution No. 118-89)

Action taken: \_\_\_\_\_

- (b) Authorizing a First Amendatory Agreement, which revises the permitted use and updates other provisions, of the Owner Participation Agreement with Majestic Inn Ltd., in connection with the property located at 1500 Sutter Street; Western Addition A-2. (Resolution No. 153-89)

Action taken: \_\_\_\_\_

- (c) Authorizing a First Amendatory Agreement, which revises the permitted use and updates other provisions, of the Owner Participation Agreement with Queen Anne Hotel Company, in connection with the property located at 1590 Sutter Street; Western Addition A-2. (Resolution No. 156-89) (Staff will recommend that this item be continued until August 8, 1989)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Action on the Report of the Review Panel and entering into Exclusive Negotiations for the development of Parcel 3707-A (EB-1), located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 159-89)

Action taken: \_\_\_\_\_

- (b) Authorizing Sixth Amendment to Legal Services Agreement with John D. Rogers which increases the maximum hourly rate; All Redevelopment Project Areas. (Resolution No. 160-89)

Action taken: \_\_\_\_\_

OVER

New Business (cont'd)

- (c) Authorizing Sixth Amendment to Legal Services Agreement with Alice M. Beasley which increases the maximum hourly rate; All Redevelopment Project Areas. (Resolution No. 161-89)

Action taken: \_\_\_\_\_

- (d) Authorizing a Third Amendment to the Personal Services Contract for Cultural Planning Services with William Cook; Yerba Buena Gardens. (Resolution No. 162-89)

Action taken: \_\_\_\_\_

- (e) Authorizing a Second Amendment, which increases the amount payable and makes other changes, to the Architect Agreement with Mitchell/Giurgola Architects, Philadelphia; Yerba Buena Center. (Resolution No. 163-89)

Action taken: \_\_\_\_\_

- (f) Authorizing and directing the execution of Loan Agreements relating to the issuance of certain bonds by the City and County of San Francisco Redevelopment Financing Authority, approving final official statement relating to such bonds, authorizing and directing execution of an Agreement providing for the membership of the Agency in the Local Government Finance Authority and approving other matters properly relating thereto. (Resolution No. 164-89)

Action taken: \_\_\_\_\_

- (g) Authorization for Helen L. Sause, Project Director, Yerba Buena Center, and James H. Wilson, Project Director, Hunters Point/India Basin/Western Addition A-2, to travel to Seattle, Washington from October 20 through October 26, 1989, to participate in the National Annual Conference of Housing and Redevelopment Officials at a cost not to exceed \$2,225.00. (Resolution No. 165-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

JUL 25 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., AUGUST 1, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, JULY 28, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing a First Amendment to the Personal Services Contract with Erickson, Beasley and Hewitt; Yerba Buena Center.
- 2) Authorizing extension of Exclusive Negotiations with Sunboro Development Corporation, Progress Seven, Summit Partners, GSI Holdings and Future Perfect, Inc., for the development of scattered parcels in the Hunters Point Redevelopment Project Area.
- 3) Authorizing extension of Exclusive Negotiations with Sprincin Development Partners IX, successor in interest to Alamo Plaza Development Partners, in conjunction with a Build-to-Suit Agreement with the Western Addition Senior Citizens' Center, for the development of two parcels located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2.
- 4) Workshop presentation by Fumihiko Maki of the North Cultural Building Preliminary Construction; Yerba Buena Center.
- 5) Authorizing an expenditure of funds not to exceed \$2,500 for the repair of an Agency vehicle.

\*\*\*\*\*  
Prepared and mailed July 24, 1989



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., AUGUST 1, 1989

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

DOCUMENTS DEPT.

JUL 31 1989

SAN FRANCISCO  
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED; IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing extension of Exclusive Negotiations to October 4, 1989 with Sprincin Development Partners IX, in conjunction with a Build-to-Suit Agreement with the Western Addition Senior Citizens' Center, Inc. for the development of two parcels located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2. (Resolution No. 166-89)
- (b) Authorizing a First Amendment to the Personal Services Contract with Erickson, Beasley and Hewitt by increasing the amount payable to \$15,000; Yerba Buena Center. (Resolution No. 167-89)
- (c) Authorizing an expenditure of Funds in the amount not to exceed \$2500 for the repair of an Agency Vehicle. (Resolution No. 168-89)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (d) Authorizing extension of Exclusive Negotiations with Sunboro Development Corporation, for the development of a parcel located on Hudson Avenue between Whitney Young Circle and Ingalls Street; Hunters Point. (Resolution No. 169-89)

Action taken: \_\_\_\_\_

OVER



New Business (cont'd)

- (e) Authorizing an extension of Exclusive Negotiations with Progress Seven, Inc., a California Corporation, for the development of a parcel located on Whitney Young Circle at Newcomb Avenue; Hunters Point. (Resolution No. 170-89)

Action taken: \_\_\_\_\_

- (f) Authorizing an extension of Exclusive Negotiations with Robert Upton and Berri McBride, acting as general partners for Summit Partners, for the parcel located at the southwesterly corner of Hudson Avenue and Whitney Young Circle; Hunters Point. (Resolution No. 171-89)

Action taken: \_\_\_\_\_

- (g) Authorizing an extension of Exclusive Negotiations with GSI Holdings, a California General Partnership, for the development of a parcel located on Newcomb Avenue at LaSalle Avenue; Hunters Point. (Resolution No. 172-89)

Action taken: \_\_\_\_\_

- (h) Authorizing an extension of Exclusive Negotiations with Future Perfect, Inc., for the development of a parcel located on Keith Street between Hudson and Fairfax Avenues; Hunters Point. (Resolution No. 173-89)

Action taken: \_\_\_\_\_

- (i) Workshop presentation by Fumihiko Maki on the North Cultural Building (Visual Arts Center and Forum) Preliminary Construction Documents; Yerba Buena Center.

NOTE: WORKSHOP WILL BE HELD IN THE FOURTH FLOOR CONFERENCE ROOM

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., AUGUST 8, 1989

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

DOCUMENTS DEPT.

AUG 4 1989

SAN FRANCISCO  
PUBLIC LIBRARY

- (a) Authorizing a First Amendatory Agreement which revises the permitted use and updates other provisions, of the Owner Participation Agreement with Queen Anne Hotel Company, in connection with the property located at 1590 Sutter Street; Western Addition A-2. (Resolution No. 156-89)  
(Staff will recommend this item be continued two weeks)

Action taken: \_\_\_\_\_

6. Matters of New Business

CONSENT AGENDA

- (a) Approving Audio-Visual Home Entertainment Land Use in the Bayview Plaza Commercial Center on the parcel located within the block bounded by Third and Newhall Streets and Evans and Galvez Avenues; India Basin Industrial Park. (Resolution No. 174-89)
- (b) Approving Office Land Use in the Bayview Plaza Commercial Center on the parcel located within the block bounded by Third and Newhall Streets and Evans and Galvez Avenues; India Basin Industrial Park. (Resolution No. 175-89)
- (c) Approving retail photographic film processing land use in the Bayview Plaza Commercial Center on the parcel located within the block bounded by Third and Newhall Streets and Evans and Galvez Avenues; India Basin Industrial Park. (Resolution No. 176-89)
- (d) Authorizing a Letter Agreement for Fiscal Year 1989-1990 with the Information Services Division of the office of the Controller of the City and County of San Francisco for Property Tax Information Services; All Redevelopment Project Areas. (Resolution No. 177-89)

Action taken: \_\_\_\_\_

OVER

REGULAR AGENDA

- (e) Authorizing a Fifth Amendment to the Personal Services Contract with Adamson Associates for construction cost estimating services; Yerba Buena Center. (Resolution No. 178-89)

Action taken: \_\_\_\_\_

- (f) Workshop presentation by James Stewart Polshek on the South Cultural Building (Yerba Buena Theater) preliminary construction documents; Yerba Buena Center.

NOTE: WORKSHOP WILL BE HELD IN THE FOURTH FLOOR CONFERENCE ROOM

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

AUG 10 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., AUGUST 15, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, AUGUST 11, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Awarding Contract IIAR for Harbor Amenities to Anderson Pacific Engineering Construction Inc.; Rincon Point-South Beach.
- 2) Approving Agreement for Acquisition of Public Improvements - Community Facilities District No. 1, with Bayside Village Associates; Rincon Point-South Beach.
- 3) Approving and authorizing the execution of an Easement Agreement with YBG Associates and the Roman Catholic Archbishop of San Francisco, a corporation sole, with respect to parcels of land on the north side of Mission Street, between 3rd and 4th Streets; Yerba Buena Center approved Redevelopment Project Area D-1.
- 4) Conditionally approving a change in the name of the Redevelopment Agency of the City and County of San Francisco (San Francisco Redevelopment Agency).
- 5) Selection of a developer to buy, move and rehabilitate the Pier 42 Bulkhead Building and authorization to execute a Purchase Agreement with Hilborn Hoover Properties; Rincon Point-South Beach.
- 6) Authorization to reduce the interest rate of the loan and pay the interest earned on the swing loan account to Bernal Senior Housing Partners for the Coleridge Park Development.
- 7) Workshop presentation of Schematic Design for Howard Street area of the Esplanade; Yerba Buena Gardens.

\*\*\*\*\*

Prepared and mailed August 7, 1989



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

AUG 14 1989

REGULAR MEETING -- 4:00 P.M., AUGUST 15, 1989

SAN FRANCISCO  
PUBLIC LIBRARY

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Regular meetings; June 27, 1989, July 11, 1989  
Closed Sessions; May 23, June 1, June 6, June 13 and  
June 15, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED; IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an Acquisition Agreement with Bayside Village Associates for acquisition of Public Improvements and Public and Private Utilities in Community Facilities District No. 1 (South Beach); Rincon Point-South Beach. (Resolution No. 180-89)
- (b) Authorizing the Executive Director to submit a request for funding from the City's 1990 Community Development Block Grant to the Mayor's Office of Community Development. (Resolution No. 181-89)
- (c) Designating and authorizing certain personnel to administer certain Bank Accounts. (Resolution No. 182-89)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (d) Awarding and authorizing Contract IIAR-Harbor Amenities with Anderson Pacific Engineering Construction, Inc.; Rincon Point-South Beach. (Resolution No. 183-89)

Action taken: \_\_\_\_\_

OVER

New Business (cont'd)

- (e) Authorizing an Agreement with Hilborn Hoover Properties to Purchase, Move and Rehabilitate the former Pier 42 Bulkhead Building; Rincon Point-South Beach. (Resolution No. 184-89)

Action taken: \_\_\_\_\_

- (f) Waiving unpaid accrued interest under the interim construction loan to Bernal Senior Housing Partners, a California Limited Partnership, in connection with the development of Coleridge Park Homes. (Resolution No. 185-89)

Action taken: \_\_\_\_\_

- (g) Authorizing the Executive Director to enter into a License Agreement with Y&G Associates and the Roman Catholic Archbishop of San Francisco, a corporation sole, with respect to parcels of land on the north side of Mission Street, between Third and Fourth Streets; Yerba Buena Center. (Resolution No. 186-89)

Action taken: \_\_\_\_\_

- (h) Workshop presentation of Schematic Design for Howard Street area of the Esplanade Deck Area; Yerba Buena Center.

NOTE: WORKSHOP WILL BE HELD IN THE FOURTH FLOOR CONFERENCE ROOM

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., AUGUST 22, 1989

REVISED TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, AUGUST 18, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Public Hearing and authorizing an Amendment (which changes the number of dwelling units and revises the performance schedule) in the Agreement with Chong Wong, Lee Nguey How Huey, Matthew Huey and Hannah-Chiu Huey in connection with 1905-07 O'Farrell Street; Western Addition A-2.
- 2) Authorizing an amendment to the Owner Participation Agreement (which changes the permitted use and updates other provisions) with Queen Anne Hotel Co., an Ohio partnership, for the property located at 1590 Sutter Street; Western Addition A-2.
- 3) Waiving unpaid accrued interest under the interim construction loan to Bernal Senior Housing Partners in connection with the development of Coleridge Park Homes; Western Addition A-2.
- 4) Authorizing a Sixth Amendatory Agreement which revises the performance dates of the Agreement with Disposition of Land for Private Development with Fillmore Center Associates in connection with parcels located between Fillmore, Geary, Steiner and Turk Streets and at the southeast corner of Fillmore and Eddy Streets; Western Addition A-2.
- 5) Authorizing an expenditure of funds not to exceed \$10,000 for applicant travel expenses.
- 6) Conditionally approving a Change in the Name of the Redevelopment Agency of the City and County of San Francisco (San Francisco Redevelopment Agency).

Prepared and mailed August 18, 1989





R E D E V E L O P M E N T     A G E N C Y

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

AUG 18 1989

REGULAR MEETING -- 4:00 P.M., AUGUST 22, 1989

SAN FRANCISCO  
PUBLIC LIBRARY

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting, July 5, July 18, and August 1, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

- (a) Authorizing an amendment to the Owner Participation Agreement (which changes the permitted use and updates other provisions) with Queen Anne Hotel Co., an Ohio partnership, for the property located at 1590 Sutter Street; Western Addition A-2. (Resolution No. 156-89)  
(Staff will recommend this item be held two weeks)

Action taken: \_\_\_\_\_

- (b) Waiving unpaid accrued interest under the interim construction loan to Bernal Senior Housing Partners in connection with the development of Coleridge Park Homes. (Resolution No. 185-89)  
(Staff will recommend this item be held one week)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Public hearing to hear all persons interested in an Amendment which changes the number of dwellings units and revises the performance schedule; Western Addition A-2.

Authorizing a First Amendatory Agreement which revises the number of dwelling units and schedule of performance to the Agreement for Disposition of Land and improvements for private rehabilitation with Chong Wong, Lee Nguey How Huey, Matthew Huey and Hannah Chiu Huey in connection with 1905-07 O'Farrell Street; Western Addition A-2. (Resolution No. 187-89)

Action taken: \_\_\_\_\_

- (b) Authorizing a Sixth Amendatory Agreement which revises the performance dates of the Agreement with Disposition of Land for Private Development with Fillmore Center Associates in connection with parcels located between Fillmore, Geary, Steiner and Turk Streets and at the southeast corner of Fillmore and Eddy Streets; Western Addition A-2. (Resolution No. 188-89)

Action taken: \_\_\_\_\_

- (c) Authorizing an expenditure of funds not to exceed \$10,000 for applicant travel expenses. (Resolution No. 189-89)

Action taken: \_\_\_\_\_

- (d) Conditionally approving a Change in the Name of the Redevelopment Agency of the City and County of San Francisco (San Francisco Redevelopment Agency. (Resolution No. 190-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS

REGULAR MEETING -- 4:00 P.M., AUGUST 29, 1989

AUG 25 1989

TENTATIVE AGENDA

PUBLIC LIBRARY

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, AUGUST 25, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing an Addendum to the Agreement with the Nihonmachi Community Development Corporation for the development of a parcel located within the block bounded by the Buchanan Mall and Sutter, Laguna and Post Streets; Western Addition A-2.
- 2) Authorizing an Agreement for Disposition of Land for Private Development and other conveyance instruments in connection with the purchase and development of a parcel located at the northeast corner of Fourth and Harrison Streets by Fourth & Harrison Associates, Inc.; Yerba Buena Center.
- 3) Selection of Developer for the development of a parcel located at the southeast corner of Third and Harrison Streets; Yerba Buena Center.
- 4) Authorizing Extension of Exclusive Negotiations with the Bush Street Synagogue Cultural Center, for the development of a parcel located at the southeasterly corner of Bush and Laguna Streets, and for the Rehabilitation of 1881 Bush Street; Western Addition A-2.
- 5) Authorization to execute a contract with the Operating Board for the Yerba Buena Gardens Cultural Center; Yerba Buena Center.
- 6) Public Hearing and authorization to execute an Easement Agreement with YBG Associates and the Roman Catholic Archbishop of San Francisco concerning a parcel adjacent to St. Patrick's Church; Yerba Buena Center.
- 7) Authorizing a loan of moneys received from the City and County of San Francisco to Bernal Senior Housing Partners in connection with Coleridge Park Homes.
- 8) Approval of Preliminary Tax Exempt City-Wide Housing Program.
- 9) Authorizing the expenditure of Agency budgeted funds in the amount of \$2,700,057 for the construction and acquisition of streets, utilities, parks and plazas for Community Facilities District No. 1 (South Beach); Rincon Point-South Beach.

\*\*\*\*\*  
Prepared and mailed August 22, 1989



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

AUG 28 1989

REGULAR MEETING -- 4:00 P.M., AUGUST 29, 1989

SAN FRANCISCO  
PUBLIC LIBRARY

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meetings, July 25th and August 8, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Authorizing an Agreement for Disposition of Land for Private Development and other conveyance instruments in connection with the purchase and development of a parcel located at the northeast corner of Fourth and Harrison Streets by Fourth & Harrison Associates, Inc; Yerba Buena Center. (Resolution No. 118-89)

Action taken: \_\_\_\_\_

- (b) Waiving unpaid accrued interest under the interim construction loan to Bernal Senior Housing Partners in connection with the development of Coleridge Park Homes. (Resolution No. 185-89)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Authorizing execution of loan agreements and other documents in connection with the loan of funds received from the City and County of San Francisco to Bernal Senior Housing Partners for the development of Coleridge Park Homes; (Resolution No. 191-89)

Action taken: \_\_\_\_\_

Public hearing to hear all persons interested in an Easement Agreement with YBG Associates and the Roman Catholic Archbishop with respect to the parcels located on the north side of Mission Street between Third and Fourth Streets; Yerba Buena Center.

Authorizing an Easement Agreement with YBG Associates and the Roman Catholic Archbishop of San Francisco, with respect to parcels of land on the north side of Mission Street, between Third and Fourth Streets; Yerba Buena Center. (Resolution No. 192-89)

Action taken: \_\_\_\_\_

OVER

New Business (cont'd)

- (c) Authorizing an interim funding agreement with the Operating Board for the Yerba Buena Gardens Cultural Center; Yerba Buena Center. (Resolution No. 193-89)

Action taken: \_\_\_\_\_

- (d) Authorizing extension of Exclusive Negotiations with the Bush Street Synagogue Cultural Center for the purchase and development of a parcel located at the southeasterly corner of Bush and Laguna Streets, and for the purchase and rehabilitation of 1881 Bush Street; Western Addition A-2. (Resolution No. 194-89)

Action taken: \_\_\_\_\_

- (e) Authorizing an addendum to the Agreement contemplating a negotiated disposition of land for private redevelopment with the Nihonmachi Community Development Corporation for the development of a parcel located within the block bounded by the Buchanan Mall and Sutter, Laguna and Post Streets by the Nihonmachi Parking Corporation; Western Addition A-2. (Resolution No. 195-89)

Action taken: \_\_\_\_\_

- (f) Authorizing the expenditure of funds in an amount not to exceed \$2,700,057 for the construction and acquisition of streets, utilities, parks and plazas for Community Facilities District No. 1 (South Beach); Rincon Point-South Beach. (Resolution No. 196-89)

Action taken: \_\_\_\_\_

- (g) Approving the 1989-90 Tax-Increment City-Wide Affordable Housing Fund Program. (Resolution No. 197-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment

REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

AUG 31 1989

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SAN FRANCISCO  
PUBLIC LIBRARY

ADJOURNED REGULAR MEETING - OF 4:00 P.M., AUGUST 29, 1989 TO  
4:00 P.M., SEPTEMBER 5, 1989

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meetings, July 25th and August 8, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

- (a) Authorizing an Agreement for Disposition of Land for Private Development and other conveyance instruments in connection with the purchase and development of a parcel located at the northeast corner of Fourth and Harrison Streets by Fourth & Harrison Associates, Inc; Yerba Buena Center. (Resolution No. 118-89)

Action taken: \_\_\_\_\_

- (b) Waiving unpaid accrued interest under the interim construction loan to Bernal Senior Housing Partners in connection with the development of Coleridge Park Homes. (Resolution No. 185-89)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Authorizing execution of loan agreements and other documents in connection with the loan of funds received from the City and County of San Francisco to Bernal Senior Housing Partners for the development of Coleridge Park Homes; (Resolution No. 191-89)

Action taken: \_\_\_\_\_

Public hearing to hear all persons interested in an Easement Agreement with YBG Associates and the Roman Catholic Archbishop with respect to the parcels located on the north side of Mission Street between Third and Fourth Streets; Yerba Buena Center.

Authorizing an Easement Agreement with YBG Associates and the Roman Catholic Archbishop of San Francisco, with respect to parcels of land on the north side of Mission Street, between Third and Fourth Streets; Yerba Buena Center. (Resolution No. 192-89)

Action taken: \_\_\_\_\_

OVER



New Business (cont'd)

- (c) Authorizing an interim funding agreement with the Operating Board for the Yerba Buena Gardens Cultural Center; Yerba Buena Center. (Resolution No. 193-89)

Action taken: \_\_\_\_\_

- (d) Authorizing extension of Exclusive Negotiations with the Bush Street Synagogue Cultural Center for the purchase and development of a parcel located at the southeasterly corner of Bush and Laguna Streets, and for the purchase and rehabilitation of 1881 Bush Street; Western Addition A-2. (Resolution No. 194-89)

Action taken: \_\_\_\_\_

- (e) Authorizing an addendum to the Agreement contemplating a negotiated disposition of land for private redevelopment with the Nihonmachi Community Development Corporation for the development of a parcel located within the block bounded by the Buchanan Mall and Sutter, Laguna and Post Streets by the Nihonmachi Parking Corporation; Western Addition A-2. (Resolution No. 195-89)

Action taken: \_\_\_\_\_

- (f) Authorizing the expenditure of funds in an amount not to exceed \$2,700,057 for the construction and acquisition of streets, utilities, parks and plazas for Community Facilities District No. 1 (South Beach); Rincon Point-South Beach. (Resolution No. 196-89)

Action taken: \_\_\_\_\_

- (g) Approving the 1989-90 Tax-Increment City-Wide Affordable Housing Fund Program. (Resolution No. 197-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment



REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

AUG 31 1989

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SAN FRANCISCO  
PUBLIC LIBRARY

\*REGULAR MEETING -- 4:00 P.M., SEPTEMBER 5, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, SEPTEMBER 1, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Selection of a Developer and authorization to enter into exclusive negotiations regarding the offering and development of Site K (bounded by the Embarcadero, King and Townsend Streets); Rincon Point-South Beach.
- 2) Authorizing a Second Amendatory Agreement (which provides for security to the Agency to guarantee completion of the walkway and plazas) to the Land Disposition Agreement with Western Commercial Partnership I for development of a parcel located at the southwest corner of Webster Street and Geary Blvd.; Western Addition A-2.
- 3) Authorizing approval of a Personal Services Contract with Joanne Auerbach for Classification Analysis.
- 4) Authorizing Edward Helfeld, Executive Director, to attend The Urban Waterfront Symposium in Toronto, Canada sponsored by the Ontario Professional Planners Institute, September 13 - 17, 1989.
- 5) Authorizing an expenditure of \$100,000 for the Department of Social Services' Homeless Relocation Program.
- 6) Authorizing a First Amendatory Agreement which revises the permitted use and updates other provisions, of the Owner Participation Agreement with Queen Anne Hotel Company, in connection with the property located at 1590 Sutter Street; Western Addition A-2. (Staff will recommend this item be continued at call of the Chair)
- 7) Authorizing Edward Helfeld, Executive Director to attend a Real Estate Symposium on September 26, 1989.

\*PLEASE NOTE, DUE TO LACK OF A QUORUM, THE MEETING OF AUGUST 29, 1989 WAS ADJOURNED TO 4:00, SEPTEMBER 5 AND WILL PRECEDE THIS AGENDA.

\*\*\*\*\*  
Prepared and mailed August 30, 1989



5  
3  
2/89  
REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., SEPTEMBER 12, 1989

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting, August 15, August 22, 1989  
Special Meeting, June 28, 1989  
Closed Sessions, August 1, August 8, August 15, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Approving a Personal Services Contract with Jo Anne G. Auerbach for Classification Analysis Services. (Resolution No. 198-89)

Action taken: \_\_\_\_\_

6. Matters of New Business
  - (a) Authorizing a First Amendatory Agreement which permits a garage and roof deck addition and updates other provisions, of the Agreement for Disposition of Land and Improvements for private housing rehabilitation with Jonathan S. Benjamin and Patricia A. Ban, as tenants in common, in connection with the property located at 1840 Eddy Street; Western Addition A-2. (Resolution No. 201-89)

Action taken: \_\_\_\_\_

- (b) Authorizing expenditure of a portion of previously approved funding for the Washburn Hotel Transitional Housing Project located at 38 and 42 Washburn Street to provide for tenant relocations benefits. (Resolution No. 202-89)

Action taken: \_\_\_\_\_

- (c) Authorizing staff to use its best efforts to issue refunding bonds for St. Francis Place; Yerba Buena Center. (Resolution No. 203-89)

Action taken: \_\_\_\_\_

- (d) Authorizing an expenditure of funds to the San Francisco Department of Social Services for a Housing Referral Program. (Resolution No. 204-89)

Action taken: \_\_\_\_\_

OVER

New Business (cont'd)

- (e) Authorizing payment of an employment placement fee to Sally Walters Temporary Agency. (Resolution No. 205-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SEP 12 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., SEPTEMBER 19, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, SEPTEMBER 15, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing Exclusive Negotiations for the development of a parcel located at the southeast corner of Third and Harrison Streets; Yerba Buena Center.
- 2) Authorizing Exclusive Negotiations for development of Site K bounded by the Embarcadero, King and Townsend Streets; Rincon Point-South Beach.
- 3) Workshop to consider the Extension of Exclusive Negotiations with Bushmoor Associates, and a height and density variance, both in connection with the development of a parcel located on the north side of Sutter Street; Western Addition A-2.
- 4) Approving a Second Amendatory Agreement which provides security for the reconstruction of the plazas and walkway, to the Agreement for Disposition of Land for private development with Western Commercial Partnership I, in connection with a parcel located at the southwest corner of Geary Blvd. and Webster Street; Western Addition A-2.
- 5) Authorizing a Seventh Amendatory Agreement which amends the financing structure of the Agreement for Disposition of Land for Private Development with Fillmore Center Associates, in connection with parcels located between Fillmore, Geary, Steiner and Turk Streets, and at the southeast corner of Fillmore and Eddy Streets; Western Addition A-2.
- 6) Authorizing the issuance, sale and delivery of refunding bonds in an amount not to exceed \$40,000,000 for St. Francis Place; Yerba Buena Center.
- 7) Authorizing an Amendment (which provides that low/moderate units will remain so, even though federal tax law permits conversion to market rate) to the Agreement with St. Francis Place, in connection with property located at the southeasterly corner of Third and Folsom Streets; Yerba Buena Center.
- 8) Authorizing the Conditional Award of Demolition & Site Clearance Contract No. 1, to Cleveland Wrecking Company; Rincon Point-South Beach.

\*\*\*\*\*  
Prepared and mailed September 11, 1989



REDEVELOPMENT AGENCY

189  
CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

SEP 15 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., SEPTEMBER 19, 1989

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

- (a) Authorizing execution of loan agreements and other documents in connection with the loan of funds received from the City and County of San Francisco to Bernal Senior Housing Partners for the development of Coleridge Park Homes. (Resolution No. 191-89)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Authorizing Exclusive Negotiations with Bridge Housing Corporation in connection with the development of Site K located at the intersection of the Embarcadero, King and Townsend Streets; Rincon Point-South Beach. (Resolution No. 206-89)

Action taken: \_\_\_\_\_

- (b) Conditionally awarding and authorizing execution of demolition and site clearance contract No. 1 with Cleveland Wrecking Co.; Rincon Point-South Beach. (Resolution No. 207-89)

Action taken: \_\_\_\_\_

- (c) Authorizing the issuance, sale and delivery of refunding bonds in an amount not to exceed \$40,000,000 for St. Francis Place; Yerba Buena Center. (Resolution No. 208-89)

Action taken: \_\_\_\_\_

- (d) Authorizing a Fifth Amendatory Agreement (which provides additional public benefits) with St. Francis Place Limited Partnership, a California Limited Partnership whose general partner is Taysan-Lincoln Associates, in connection with the parcel located on the southeasterly corner of Third and Folsom Streets; Yerba Buena Center. (Resolution No. 209-89)

Action taken: \_\_\_\_\_

OVER

New Business (cont'd)

- (e) Authorizing Edward Helfeld, Executive Director, to travel to New York, October 25-28, 1989 to attend the ULI Conference. (Resolution No. 210-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters
9. Closed Session Matters
10. Adjournment



REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SEP 21 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., SEPTEMBER 26, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, SEPTEMBER 22, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

NOTE: YERBA BUENA CENTER - THE PROPOSED WORKSHOP ON THE YBG PROPOSALS FOR THE CONCEPTS AND USES ON CB-2 AND CB-3 WILL NOT BE HELD SEPTEMBER 26, 1989. THE COMMENTS FROM THE PUBLIC MEETING OF SEPTEMBER 13, 1989 ARE BEING EVALUATED AND THE COMMISSION WORKSHOP ON THIS MATTER WILL BE RE-SCHEDULED AT A LATER DATE.

- 1) Authorizing a Second Amendment to the Personal Services Contract with Wes Willoughby.
- 2) Authorizing a First Amendment to the Personal Services Contract with Urban Economic Development Corporation for Bayview Plaza Business Development; India Basin Industrial Park.
- 3) Authorizing a Seventh Amendatory Agreement which amends the financing structure of the Agreement for Disposition of Land for Private Development with Fillmore Center Associates, in connection with parcels located between Fillmore, Geary, Steiner and Turk Streets, and at the southeast corner of Fillmore and Eddy Streets; Western Addition A-2.
- 4) Approving a budget for the exterior works of fine arts proposed by the developer, Fillmore Center Associates for the development on parcels bounded by Fillmore, Turk and Steiner Streets and Geary Blvd.; Western Addition A-2.
- 5) Amending the Agency's Public Records Act Policy to provide for expedited copying of Agency Meeting items.
- 6) Workshop on the Bernal Heights East and South Slope Revitalization Feasibility Study; Bernal Heights. (NOTE: This workshop will not be held before 4:30 p.m.)
- 7) Workshop to consider the extension of Exclusive Negotiations with Bushmoor Associates, and a height and density variance, both in connection with the development of a parcel located on the north side of Sutter between Fillmore and Webster (1956-58 Sutter Street); Western Addition A-2. (NOTE: This workshop will not be held before 4:45 p.m.)

OVER

- 8) Workshop for presentation of the design and community benefits package in connection with the development by Fillmore Renaissance Associates of a parcel located at the northeast corner of Eddy and Fillmore Streets; Western Addition A-2. (NOTE: This workshop will not be held before 5:30 p.m.)

\*\*\*\*\*

Prepared and mailed September 20, 1989

R E D E V E L O P M E N T    A G E N C Y

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., SEPTEMBER 26, 1989

A G E N D A

DOCUMENTS

SEP 22 1989

PUBLIC LIBRARY

1. Recognition of a Quorum
2. Approval of Minutes - Closed Sessions, July 25, August 22 and September 12, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

- (a) Authorizing Edward Helfeld, Executive Director, to travel to New York, October 25-28, 1989 to attend the ULI Conference. (Resolution No. 210-89)

Action taken: \_\_\_\_\_

6. Matters of New Business

- (a) Authorizing a First Amendment which expands the scope of services and increases the amount of compensation payable to the Personal Services Contract with the Urban Economic Development Corporation (UEDC) for Economic Consultant Services; India Basin Industrial Park. (Resolution No. 211-89)

Action taken: \_\_\_\_\_

- (b) Authorizing a Seventh Amendatory Agreement (which amends the limit on liens against the property to permit restructuring of the financing and establishes a budget for the fine arts program) of the Agreement for Disposition of Land for private development with Fillmore Center Associates, in connection with parcels located between Fillmore, Geary, Steiner and Turk Streets and at the southeast corner of Fillmore and Eddy Streets; Western Addition A-2. (Resolution No. 212-89)

Action taken: \_\_\_\_\_

- (c) Authorizing a First Amendment which extends the term and increases the amount payable under the Janitorial Services Contract with W & F Building Maintenance Co., Inc. for the South Beach Harbor; Rincon Point-South Beach. (Resolution No. 213-89)

Action taken: \_\_\_\_\_

- (d) Amending and supplementing the Statement of Agency Policy relative to requests for records under the California Public Records Act. (Resolution No. 214-89)

Action taken: \_\_\_\_\_

OVER

- (e) Authorizing a Second Amendment to the Personal Services Contract with Wes Willoughby. (Resolution No. 215-89)

Action taken: \_\_\_\_\_

- (f) Workshop on the Bernal Heights East and South Slope Revitalization Feasibility Study; Bernal Heights. (NOTE: This workshop will not be held before 4:30 p.m.)
- (g) Workshop to consider the extension of Exclusive Negotiations with Bushmoor Associates, and a height and density variance, both in connection with the development of a parcel located on the north side of Sutter between Fillmore and Webster (1956-58 Sutter Street); Western Addition A-2. (NOTE: This workshop will not be held before 4:45 p.m.)
- (h) Workshop for presentation of the design and community benefits package in connection with the development by Fillmore Renaissance Associates of a parcel located at the northeast corner of Eddy and Fillmore Streets; Western Addition A-2. (NOTE: This workshop will not be held before 5:30 p.m.)

NOTE: WORKSHOPS WILL BE HELD IN THE FOURTH FLOOR CONFERENCE ROOM

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

SEP 27 1989

REGULAR MEETING -- 4:00 P.M., OCTOBER 3, 1989

SAN FRANCISCO  
PUBLIC LIBRARY

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, SEPTEMBER 29, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing Exclusive Negotiations with Sprincin Development Partners IX, in connection with a build-to-suit agreement with Western Addition Senior Citizens' Center, Inc. for the development of parcels located on the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2.
- 2) Authorizing extension of Exclusive Negotiations with Sunboro Development Corporation, Progress Seven, Inc., Summit Partners, GSI Holdings and Future Perfect, Inc. for the development of scattered parcels; Hunters Point.
- 3) Conditionally authorizing an Agreement with Alton B. Wong, Sr. and Linda M. Wong in connection with a development on property located on the block bounded by Fairfax and Evans Avenues and Mendell and Keith Streets; India Basin Industrial Park.
- 4) Selection of developer for the development of a parcel located at the southeast corner of Third and Harrison Streets; Yerba Buena Center.
- 5) Public Hearing and authorizing an amendment to the Agreement with Nolan Frank and Frances Lung in connection with the property located at 1107-11 Divisadero/1800 Turk Street; Western Addition A-2.
- 6) Workshop for presentation of developer responses to the Request for Qualifications for the development of the Hunters Point School II Site, located at the southeast corner of Kiska Road and Ingalls Street; Hunters Point.
- 7) Authorizing an expenditure of funds for site acquisition for the Progress Foundation; Rincon Point-South Beach.
- 8) Authorizing an Amendment to the Professional Services Contract with Environmental Science Associates, Inc. to increase the amount of compensation; Fisherman's Wharf.
- 9) Authorizing an award of a professional services contract for environmental review relating to a proposed amendment to the Rincon Point-South Beach Redevelopment Plan.

\*\*\*\*\*  
Prepared and mailed September 26, 1989





CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

OCT 3 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., OCTOBER 3, 1989

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meetings: Adjourned Meeting of August 29, 1989 to September 5, 1989; September 5th and September 12, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

- (a) Authorizing Edward Helfeld, Executive Director, to travel to New York, October 25-28, 1989 to attend the ULI Conference. (Resolution No. 210-89)

Action taken: \_\_\_\_\_

- (b) Amending and supplementing the Statement of Agency Policy relative to requests for records under the California Public Records Act. (Resolution No. 214-89)

Action taken: \_\_\_\_\_

6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED. IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing an extension of Exclusive Negotiations with Sprincin Development Partners IX, in connection with a Build-to-Suit Agreement with Western Addition Senior Citizens' Center, Inc. (WASCC), for the development of parcels located on the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2. (Resolution No. 216-89)
- (b) Authorizing an extension of Exclusive Negotiations with Sunboro Development Corporation for the development of a parcel located on Hudson Avenue between Whitney Young Circle and Ingalls Street; Hunters Point. (Resolution No. 217-89)

- (c) Authorizing an extension of Exclusive Negotiations with Progress Seven, Inc., for the development of a parcel located on Whitney Young Circle at Newcomb Avenue; Hunters Point. (Resolution No. 218-89)
- (d) Authorizing an extension of Exclusive Negotiations with Robert Upton and Berri McBride, acting as General Partners for Summit Partners, a California limited partnership (to be formed) for the development of a parcel located at the southwesterly corner of Hudson Avenue and Whitney Young Circle; Hunters Point. (Resolution No. 219-89)
- (e) Authorizing an extension of Exclusive Negotiations with GSI Holdings, for the development of a parcel located on Newcomb Avenue at LaSalle Avenue; Hunters Point. (Resolution No. 220-89)
- (f) Authorizing an extension of Exclusive Negotiations with Future Perfect, Inc. for the development of a parcel located on Keith Street between Hudson and Fairfax Avenues; Hunters Point. (Resolution No. 221-89)
- (g) Conditionally authorizing an Owner Participation Agreement with Alton B. Wong, Sr. and Linda M. Wong, husband and wife (owners), in connection with the development of Lots 13, 14, 15 and 34, located within the block bounded by Fairfax and Evans Avenues and Mendell and Keith Streets; India Basin Industrial Park. (Resolution No. 222-89)
- (h) Authorization for Gary Kitahata, Commissioner, to travel to Denver, Colorado, October 11-13, 1989 to attend the Association of Local Housing Finance Agencies (ALHFA) Conference. (Resolution No. 223-89)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (i) Authorizing Exclusive Negotiations with Taylor-Woodrow of California, Inc./Dennis Berkowitz Associates for the development of a parcel located on the southeast corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 224-89)

Action taken: \_\_\_\_\_

- (j) Authorizing the Executive Director to request Board of Supervisors' Approval for the reallocation of unused funds from prior Fiscal Years for the purpose of Completing Planning aspects of the Fisherman's Wharf Development Program. (Resolution No. 225-89)

Action taken: \_\_\_\_\_

- (k) Authorizing an Expenditure of Funds in an amount not to exceed \$550,000 for Site Acquisition as a possible location for the construction of Transitional Housing by the Progress Foundation; Rincon Point-South Beach. (Resolution No. 226-89)

Action taken: \_\_\_\_\_



Public Hearing to hear all persons interested in a Third Amendatory Agreement with Nolan Frank and Frances Lung-Frank in connection with the rehabilitation of parcels located on 1107-11 Divisadero Street/1800 Turk Street; Western Addition A-2.

- (1) Authorizing a Third Amendatory Agreement (which updates the land price, revises the development from residential rentals for 15 years to condominiums for sale and revises the performance schedule) to the Agreement for Disposition of Land and Improvements for Private Rehabilitation with Nolan Frank and Frances Lung-Frank, Husband and Wife, in connection with the rehabilitation of parcels located at 1107-11 Divisadero Street/1800 Turk Street; Western Addition A-2. (Resolution No. 227-89)

Action taken: \_\_\_\_\_

- (m) Workshop for presentation of developer responses to the Request for Qualifications for the development of the Hunters Point School II Site, located at the southeast corner of Kiska Road and Ingalls Street; Hunters Point.

NOTE: WORKSHOP WILL BE HELD IN THE SEVENTH FLOOR CONFERENCE ROOM

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related matters
9. Closed Session Matters
10. Adjournment



SF  
R35  
#3  
0/10/89

REDEVELOPMENT AGENCY

DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

OCT 5 1989  
SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., OCTOBER 10, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, OCTOBER 6, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing a Third Amendment to the Personal Services Contract with Lee Cayton.
- 2) Commending and expressing appreciation to Willie Williams and Elsie Landry for their services upon the occasion of their Retirement.
- 3) Authorizing an Amendment to the Professional Services Contract with Environmental Science Associates, Inc. to increase the amount of compensation; Fisherman's Wharf.
- 4) Authorizing an award of a Professional Services Contract for Environmental Review relating to a proposed Amendment to the Rincon Point-South Beach Redevelopment Plan.
- 5) Authorizing an expenditure for a contract with Midgley Slater & Co. to provide consulting services in connection with financing of the Hunters Point Homeownership Program.
- 6) Authorizing an expenditure for purchase of Apple Personal Computers.
- 7) Workshop on YBG Associates Retail/Art, Recreation and Entertainment Proposal for Central Blocks 2 and 3 of the Yerba Buena Gardens; Yerba Buena Center.

\*\*\*\*\*  
Prepared and mailed October 2, 1989



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., OCTOBER 10, 1989

A G E N D A

DOCUMENTS DEPT.

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting, September 19, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

OCT 10 1989

SAN FRANCISCO  
PUBLIC LIBRARY

- (a) Amending and supplementing the Statement of Agency Policy relative to requests for records under the California Public Records Act. (Resolution No. 214-89)

Action taken: \_\_\_\_\_

6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Third Amendment to the Personal Services Contract with Lee Cayton. (Resolution No. 228-89)
- (b) Conditionally authorizing a First Amendment which increases the amount payable to the Agreement for Professional Services with Environmental Science Associates, Inc. in connection with the preparation of an Environmental Impact Report for the Fisherman's Wharf Survey Area. (Resolution No. 229-89)
- (c) Authorizing reimbursement of Attorney Applicant Travel Expenses. (Resolution No. 230-89)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (d) Authorizing a Professional Services Contract with Environmental Impact Planning Associates for Environmental Analysis Services in conjunction with a proposed Amendment to the Redevelopment Plan for the Rincon Point-South Beach. (Resolution No. 231-89)

Action taken: \_\_\_\_\_

OVER

- (e) Authorizing an expenditure of funds in an amount not to exceed \$45,000 to purchase personal computers. (Resolution No. 232-89)

Action taken: \_\_\_\_\_

- (f) Commending and expressing appreciation to Elsie Landry for her services upon the occasion of her retirement. (Resolution No. 233-89)

Action taken: \_\_\_\_\_

- (g) Commending and expressing appreciation to Willie J. Williams for his services upon the occasion of his retirement. (Resolution No. 234-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

## REDEVELOPMENT AGENCY

OCT 12 1989

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

SAN FRANCISCO  
RECEIVEDSPECIAL MEETING -- 3:00 P.M., OCTOBER 17, 1989TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, OCTOBER 13, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing an Amendment (which revises the performance schedule) to the Agreement with Bruce E. Loughridge and Lawrence M. Spergel in connection with 1402-04 Post Street; Western Addition A-2.
- 2) Authorizing extension of Exclusive Negotiations with Fillmore Market Place Associates for development of a parcel located at the northeast corner of Webster and Eddy Streets; Western Addition A-2.
- 3) Authorizing extension of Exclusive Negotiations with Fillmore Renaissance Associates, Ltd. for the development of a parcel located at the northeast corner of Fillmore and Eddy Streets; Western Addition A-2.
- 4) Authorizing the Executive Director to travel to Honolulu, Hawaii, November 2-4, 1989, to attend the Waikiki Master Plan Charette.
- 5) Authorizing an expenditure of funds for purchase of insurance for South Beach Harbor.
- 6) Consideration of proposal by Hilborn-Hoover Properties to relocate and rehabilitate the Pier 42 Bulkhead Building to a location within South Beach Harbor; Rincon Point-South Beach.

PLEASE NOTE: THERE WILL NOT BE A REGULAR MEETING AT 4:00 P.M.,  
OCTOBER 17, 1989

\*\*\*\*\*

Prepared and mailed October 11, 1989





SF  
235  
13  
5/17/89  
recial

CALL AND NOTICE OF SPECIAL MEETING

OF THE

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN that a special meeting of the Redevelopment Agency of the City and County of San Francisco will be held at the office of the Agency, 939 Ellis Street, Seventh Floor Conference Room, San Francisco, California at 3 o'clock p.m. on the 17th day of October, 1989, at which meeting the following items of business will be considered:

1. Recognition of a Quorum
2. Approval of Minutes - Special Meeting, August 15, 1989;  
Closed Session, September 19, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of New Business

DOCUMENTS DEPT.

OCT 13 1989

SAN FRANCISCO  
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATERIALS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a Seventh Amendatory Agreement (which revises the schedule of performance) to the Agreement for Disposition of Land and Improvements for private rehabilitation with Bruce E. Loughridge and Lawrence M. Spergel in connection with 1402-04 Post Street; Western Addition A-2. (Resolution No. 235-89)
- (b) Authorizing Extension of Exclusive Negotiations with the Fillmore Market Place Associates for the parcel located at the northwest corner of Webster and Eddy Streets; Western Addition A-2. (Resolution No. 236-89)
- (c) Authorizing extension of Exclusive Negotiations with Fillmore Renaissance Associates, Ltd., for the parcel located on the northeast corner of Fillmore andn Eddy Streets; Western Addition A-2. (Resolution No. 237-89)
- (d) Authorizing the Executive Director to travel to Honolulu, Hawaii, November 2-4, 1989, to attend the Waikiki Master Plan "Charette". (Resolution No. 238-89)

Action taken: \_\_\_\_\_

OVER

REGULAR AGENDA

- (e) Authorizing an expenditure of funds for purchase of insurance for South Beach Harbor. (Resolution No. 239-89)

Action taken: \_\_\_\_\_

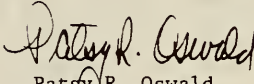
- (f) Consideration of proposal by Hilborn-Hoover Properties to relocate and rehabilitate the Pier 42 Bulkhead Building to a location within South Beach Harbor; Rincon Point-South Beach. (Resolution No. 240-89)

Action taken: \_\_\_\_\_

7. Persons wishing to address the Members on Non-Agenda, but Agency related matters
8. Adjournment

By order of the President

Date: October 13, 1989

  
Patsy R. Oswald  
Agency Secretary

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

NOV 8 1989  
SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., OCTOBER 24, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, OCTOBER 20, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Second Amendment to the Legal Services Contract with Erickson, Beasley and Hewitt for outside legal counsel in connection with the hiring plan for the Marriott Hotel; Yerba Buena Center.
- 2) Authorizing a Fourth Amendment (which increases the amount payable and makes other changes) to the Architecture Agreement with Robinson, Mills and Williams; Yerba Buena Center.
- 3) Authorizing a Third Amendment (which increases the amount payable and makes other changes) to the Architecture Agreement with James Stewart Polshek and Partners; Yerba Buena Center.
- 4) Public Hearing authorizing an Agreement with Progress Seven, Inc. for the residential development of a parcel located on the northerly side of Whitney Young Circle, between Newcomb and Hudson Avenues and approving the Schematic Drawings; Hunters Point.
- 5) Public Hearing authorizing an Agreement with Future Perfect, Inc. for the residential development of a parcel located on the northerly and westerly side of Keith Street and approving the Schematic Drawings; Hunters Point.
- 6) Public hearing authorizing an Agreement with Sprincin Development Partners IX, in conjunction with a Build-to-Suit Agreement with the Western Addition Senior Citizens' Center, Inc., for the development of a parcel located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets and approving the Schematic Drawings; Western Addition A-2.
- 7) Authorizing extension of Exclusive Negotiations with Robert Luster, who will be a managing general partner of a general partnership to be formed in connection with the development of a parcel located at the northeast corner of Divisadero and Ellis Streets; Western Addition A-2.
- 8) Authorizing the extension of Exclusive Negotiations until January 24, 1990 with Griffin/Related Properties-I for the development of a parcel located at the northeast corner of Third and Mission Streets; Yerba Buena Center Project.



- 9) Amending Resolution No. 200-82 and the Agency's Personnel Policy regarding Prohibited Activities of present and former employees, Commissioners and Consultants.
- 10) Authorizing expenditure of \$500,000 for pre-development loan program as part of the City-Wide Affordable Housing Program.

\*\*\*\*\*  
Prepared and mailed October 17, 1989





ART AGNOS, Mayor

Leroy King, President  
Buck Bagot, Vice President  
Charlotte Berk  
Carl D. Gustavson  
Haig G. Mardikian  
V. Fei Tsen  
Paul Wartelle

# SAN FRANCISCO REDEVELOPMENT AGENCY

939 ELLIS STREET • SAN FRANCISCO 94109-7714

ADDRESS MAIL TO POST OFFICE BOX 646 • SAN FRANCISCO, CALIFORNIA 94101-0646

(415) 771-8800  
FAX: (415) 771-3005

REFER TO:

DOCUMENTS DEPT.

NOV 8 1989

SAN FRANCISCO  
PUBLIC LIBRARY

## NOTICE

The Regular Agency Meeting of October 24, 1989, at 4:00 P.M. will not be held. All Public Hearing matters set for that meeting will be continued for one week, that is to the meeting of October 31, 1989, at 4:00 P.M. at the Seventh Floor Meeting Room at 939 Ellis Street, San Francisco, California.

See the enclosed Notice of Special Agency meeting on October 24, 1989, at 1:00 P.M.

Prepared and mailed October 20, 1989





CALL AND NOTICE OF SPECIAL MEETING

OF THE

REDEVELOPMENT AGENCY OF THE CITY AND COUNTY OF SAN FRANCISCO

NOTICE IS HEREBY GIVEN that a special meeting of the Redevelopment Agency of the City and County of San Francisco will be held at the office of the Agency, 939 Ellis Street, Seventh Floor Conference Room, San Francisco, California at 1 o'clock p.m. on the 24th day of October, 1989, at which meeting the following items of business will be considered:

1. Recognition of a Quorum
2. Approval of Minutes
3. Report of the President
4. Report of the Executive Director
5. Matters of New Business

DOCUMENTS DEPT.

NOV 8 1989

SAN FRANCISCO  
PUBLIC LIBRARY

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing a second Amendment to the Legal Services Contract with Erickson, Beasley and Hewitt for outside Legal counsel in connection with the hiring plan for the Marriott Hotel; Yerba Buena Center. (Resolution No. 241-89)

Action taken: \_\_\_\_\_

- (b) Authorizing extension of Exclusive Negotiations with Robert Luster, who will be managing general partnership to be formed in connection with the development of a parcel located at the northeast corner of Divisadero and Ellis Streets; Western Addition. (242-89)

Action taken: \_\_\_\_\_

- (c) Amending Resolution No. 200-82 and the Agency's Personnel Policy regarding Prohibited Activities of present and former employees, Commissioners and Consultants. (Resolution No. 243-89)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (d) Authorizing an extension of Exclusive Negotiations until February 24, 1990, with Griffin/Related Properties-I for the development of a parcel located at the northeast corner of Third and Mission Streets; Yerba Buena Center. (Resolution No. 244-89)

Action taken: \_\_\_\_\_

- (e) Authorizing execution of an Estoppel Letter in connection with the Agreement for Disposition of Land for private development with Fillmore Center Associated with respect to the sale and development of Parcels bounded by Geary, Fillmore, Turk and Steiner Streets, and including the southeast corner of Fillmore Center and Eddy Streets, and a vacated portion of Ellis Street; Western Addition A-2. (Resolution No. 245-89)

Action taken: \_\_\_\_\_

- (f) Authorizing an Eighth Amendatory Agreement which amends the limit on liens against the property to permit restructuring of the financing, revises the performance dates, and makes other changes to the Agreement for Disposition of Land for development with Fillmore Center Associates, in connection with parcels located between Fillmore, Geary, Steiner and Turk Streets, and at the southeast corner of Fillmore and Eddy Streets; Western Addition A-2. (Resolution No. 246)

Action taken: \_\_\_\_\_

- (g) Authorizing the Executive Director to apply for Federally financed assistance under the Disaster Relief Act and the President's Disaster Relief Fund. (Resolution No. 247-89)

Action taken: \_\_\_\_\_

7. Persons wishing to address the Members on Non-Agenda, but related matters.

8. Adjournment

By order of the President

Date: October 20, 1989

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

NOV 8 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., OCTOBER 31, 1989

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting, September 26, 1989 and October 10, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
6. Matters of New Business

- (a) Public Hearing to hear all persons interested in a Land Disposition Agreement with Progress Seven, Inc. for the parcel located on Whitney Young Circle at Newcomb Avenue; Hunters Point.

Authorizing execution of an Agreement for Disposition of Land for Private Development and other conveyance instruments in connection with the purchase and development of a parcel located on Whitney Young Circle at Newcomb Avenue by Progress Seven, Inc.; Hunters Point. (Resolution No. 248-89)

Action taken: \_\_\_\_\_

- (b) Public Hearing to hear all persons interested in a Land Disposition Agreement with Future Perfect, Inc. for the parcel located on Keith Street between Hudson and Fairfax Avenues; Hunters Point.

Authorizing execution of an Agreement for Disposition of Land for Private Development and other conveyance instruments in connection with the purchase and development of a parcel located on Keith Street between Hudson and Fairfax Avenues by Future Perfect, Inc.; Hunters Point. (Resolution No. 249-89)

Action taken: \_\_\_\_\_

- (c) Public Hearing to hear all persons interested in a Land Disposition Agreement with Sprincin Development Partners IX for the development of a parcel located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets; Western Addition A-2.

OVER

Authorizing an Agreement with Sprincin Development Partners IX, in conjunction with a Build-to-Suit Agreement with the Western Addition Senior Citizens' Center, Inc., for the development of a parcel located in the block bounded by Fulton, McAllister, Fillmore and Steiner Streets and approving the Schematic Drawings; Western Addition A-2. (Resolution No. 250-89)

Action taken: \_\_\_\_\_

- (d) Approving the loan subordination request of Erris and Debra Edgerly of 1406 Golden Gate Avenue and authorizing the Executive Director to execute documents in connection therewith: Affordable Condominium Program; Western Addition A-2. (Resolution No. 251-89)

Action taken: \_\_\_\_\_

- (e) Authorizing execution of an Amendment to the interim funding agreement with the Operating Board for the Yerba Buena Gardens Cultural Center; Yerba Buena Center. (Resolution No. 252-89)

Action taken: \_\_\_\_\_

- (f) Authorizing a Third Amendment (which increases the amount payable and makes other changes) to the Architecture Agreement with James Stewart Polshek and Partners; Yerba Buena Center. (Resolution No. 253-89)

Action taken: \_\_\_\_\_

- (g) Authorizing a Fourth Amendment (which increases the amount payable and makes other changes) to the Record Architect Agreement with Robinson, Mills and Williams; Yerba Buena Center. (Resolution No. 254-89)

Action taken: \_\_\_\_\_

- (h) Authorizing a Sixth Amendment to the Legal Services Agreement with Brobeck, Phleger & Harrison, which increases the maximum amount payable; Yerba Buena Center. (Resolution No. 255-89)

Action taken: \_\_\_\_\_

- (i) Authorizing the Executive Director to expend funds and take other actions necessary to correct life threatening situations and receive earthquake relief, and ratifying such actions to date; All Redevelopment Project Areas. (Resolution No. 256-89)

Action taken: \_\_\_\_\_

- (j) Authorizing an expenditure of funds in an amount not to exceed \$500,000 for predevelopment funds as part of the 1989-1990 Tax-Increment City-Wide Affordable Housing Fund Program. (Resolution No. 257-89)

Action taken: \_\_\_\_\_

New Business (cont'd)

- (k) Authorizing an increase in the expenditure of funds in an amount not to exceed \$185,000 for reimbursement of predevelopment funds and acquisition of vacant property at 1272-1278 South Van Ness Avenue as a location for the development of Housing by the Progress Foundation and authorizing the acceptance of an offer to sell such real property. (Resolution No. 258-89)

Action taken: \_\_\_\_\_

- (l) Authorizing a Fourth Amendment which expands the Scope of Services, extends the term, and increases the amount payable to the Agreement for Professional Services with Barton-Aschman Associates, Inc., related to alternative parking solutions for the Yerba Buena Gardens Development; Yerba Buena Center. (Resolution No. 259-89)

Action taken: \_\_\_\_\_

- (m) Commending and expressing appreciation to David J. Oster for his outstanding achievements and dedicated service to the San Francisco Redevelopment Agency. (Resolution No. 260-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment





REDEVELOPMENT AGENCY DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

NOV 8 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., NOVEMBER 7, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, NOVEMBER 3, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET AND AT THE MAIN LIBRARY, DOCUMENTS DEPARTMENT. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing an Amendment to Section VI.A.2.g. of the Agency Personnel Policy to authorize the Executive Director to make individual exceptions to the limit on carryover of vacation credit into a new calendar year.
- 2) Authorizing extension of exclusive negotiations with Harbor View Investment, Inc., a California Corporation, for the development of the parcel located on the southeast corner of Third and Harrison Streets; Yerba Buena Center.
- 3) Authorizing an Owner Participation Agreement with Roger Basson and Paul E. Guest in connection with the rehabilitation of 2103 Bush Street; Western Addition A-2.
- 4) Authorizing extension of Exclusive Negotiations with Bridge Housing Corporation in connection with the development of Site K, located at the intersection of the Embarcadero, King and Townsend Streets; Rincon Point-South Beach.
- 5) Approving the loan subordination request of Erris and Debra Edgerly of 1406 Golden Gate Avenue and authorizing the Executive Director to execute documents in connection therewith: Affordable Condominium Program; Western Addition A-2.
- 6) Opposing the extension of the proposed south end historic district into the South Beach portion of the Rincon Point-South Beach Redevelopment Project Area; Rincon Point-South Beach.

\*\*\*\*\*  
Prepared and mailed October 31, 1989





REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

NOV 21 1989

REGULAR MEETING -- 4:00 P.M., NOVEMBER 7, 1989

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting, October 10, 1989;  
Special Meeting, September 5, 1989;  
Closed Sessions, September 26 and October 3, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business
  - (a) Approving the loan subordination request of Erris and Debra Edgerly of 1406 Golden Gate Avenue and authorizing the Executive Director to execute documents in connection therewith: Affordable Condominium Program; Western Addition A-2. (Resolution No. 251-89)

Action taken: \_\_\_\_\_

6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON BY A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

- (a) Authorizing extension of exclusive negotiations with Harbor View Investment, Inc., a California Corporation, for the development of the parcel located on the southeast corner of Third and Harrison Streets; Yerba Buena Center. (Resolution No. 261-89)
- (b) Authorizing an Owner Participation Agreement with Roger Basso and Paul E. Guest in connection with the rehabilitation of 2103 Bush Street; Western Addition A-2. (Resolution No. 262-81)
- (c) Authorizing extension of Exclusive Negotiations with Bridge Housing Corporation in connection with the development of Site K, located at the intersection of the Embarcadero, King and Townsend Streets; Rincon Point-South Beach. (Resolution No. 263-89)
- (d) Amending Section VI.A.2.g. of the Agency Personnel Policy regarding carryover of vacation credit. (Resolution No. 264-89)

Action taken: \_\_\_\_\_

OVER

REGULAR AGENDA

- (e) Approving a grant of \$1,400,000 for Delancey Street Foundation (Embarcadero Triangle Project) and authorizing the Executive Director to request approval from the Board of Supervisors. (Resolution No. 265-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda
8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
9. Closed Session Matters
10. Adjournment

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

NOV 20 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., NOVEMBER 21, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, NOVEMBER 17, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Public hearing and granting two variances to Myrtle Development Corp. to modify certain development standards and requirements of the Redevelopment Plan for a development on Assessor's Block 714, Lots 2 and 3 located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2.
- 2) Authorizing an Amendment (which documents the Developer's affordable housing contribution, and revises the performance schedule) to the Agreement with Myrtle Development Corporation, in connection with the development of a parcel located at the northwest corner of Van Ness Avenue and Myrtle Street; Western Addition A-2.
- 3) Public hearing and granting a variance to Fillmore Renaissance Associates, Inc. to modify certain development standards and requirements of the Redevelopment Plan for a development on Assessor's Block 732, Lots 14 through 23 and portions of Lots 12 and 24 bounded by Fillmore, Ellis, Webster and Eddy Streets; Western Addition A-2.
- 4) Public hearing and authorizing an Agreement for Disposition of Land with Fillmore Renaissance Associates, Inc., for the development of a parcel located at the northeast corner of Eddy and Fillmore Streets; Western Addition A-2.
- 5) Authorizing a Fourth Amendment to the Personal Services Contract with Keyser Marston Associates, Inc., for an additional \$60,000 for economic urban land consulting services in all Redevelopment Project Areas.
- 6) Conditionally authorizing Exclusive Negotiations with The Progress Foundation for the purchase and development of Housing at 1272-1278 South Van Ness Avenue.
- 7) Authorizing the Executive Director to request a budget amendment for funding community organizations providing housing and homeless services.
- 8) Conditionally approving a change in the name of the Redevelopment Agency of the City and County of San Francisco (San Francisco Redevelopment Agency).

\*\*\*\*\*

Prepared and mailed November 16, 1989



SF  
235  
13  
128/89

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., NOVEMBER 28, 1989

A G E N D A

1. Recognition of a Quorum
2. Approval of Minutes - Regular Meeting, October 31, 1989
3. Report of the President
4. Report of the Executive Director
5. Matters of Unfinished Business

DOCUMENTS DEPT.

NOV 28 1989

SAN FRANCISCO  
PUBLIC LIBRARY

- (a) Granting Variances to Myrtle Development Corporation modifying certain development standards and requirements of the Redevelopment Plan; Western Addition A-2. (Resolution No. 275-89)

Action taken: \_\_\_\_\_

- (b) Authorizing a Fourth Amendatory Agreement (which documents Developer's Affordable Housing Contribution and revises the Performance Schedule) to the Amended Agreement for Disposition of Land for private development with Myrtle Development Corporation in connection with the development of the parcel located on the northwest corner of Myrtle Street and Van Ness Avenue; Western Addition A-2. (Resolution No. 276-89)

Action taken: \_\_\_\_\_

- (c) Authorizing the Executive Director to submit requested Budget Amendments to the Board of Supervisors for provision of Housing and Economic Development Services by Community Agencies. (Resolution No. 279-89)

Action taken: \_\_\_\_\_

6. Matters of New Business

CONSENT AGENDA

ALL MATTERS LISTED HEREUNDER CONSTITUTE A CONSENT AGENDA, ARE CONSIDERED TO BE ROUTINE BY THE REDEVELOPMENT AGENCY COMMISSION AND WILL BE ACTED UPON A SINGLE VOTE OF THE COMMISSION. THERE WILL BE NO SEPARATE DISCUSSION OF THESE ITEMS UNLESS A MEMBER OF THE COMMISSION OR A MEMBER OF THE PUBLIC SO REQUESTS BEFORE OR AT THE MEETING WHEN THE CONSENT AGENDA IS CALLED IN WHICH EVENT THE MATTER SHALL BE REMOVED FROM THE CONSENT AGENDA AND CONSIDERED AS A SEPARATE ITEM:

OVER

New Business (cont'd)

- (a) Authorizing extension of Exclusive Negotiations with the Bush Street Synagogue Cultural Center, for purchase and development of the parcel located at the southeasterly corner of Bush and Laguna Streets, and for the purchase and rehabilitation of 1881 Bush Street; Western Addition A-2. (Resolution No. 280-89)
- (b) Authorizing a Three Month Extension of the Memorandum of Agreement with United Public Employees Local 790. (Resolution No. 281-89)
- (c) Amending Resolution No. 144-89 to adjust the compensation for the classification of Community Liaison Officer. (Resolution No. 282-89)

Action taken: \_\_\_\_\_

REGULAR AGENDA

- (d) Authorizing execution of a Third Amendment (which increases the amount payable and makes other changes) to the Architecture Agreement with Mitchell-Giurgola Architects, Philadelphia; Yerba Buena Center. (Resolution No. 283-89)

Action taken: \_\_\_\_\_

- (e) Rejecting all responses submitted to the Agency pursuant to the request for qualifications for the development of the Hunters Point School II Site and authorizing Agency Staff to initiate discussions with one or more of the Developers responding to the RFQ with respect to the Development; Adjacent to the Hunters Point Area. (Resolution No. 284-89)

Action taken: \_\_\_\_\_

- (f) Adoption of the Bernal Heights East and South Slope final Revitalization Feasibility Report and authorizing transmittal to the Board of Supervisors of the City and County of San Francisco. (Resolution No. 285-89)

Action taken: \_\_\_\_\_

- 7. Matters not appearing on Agenda
- 8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters
- 9. Closed Session Matters
- 10. Adjournment

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DEC 4 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., DECEMBER 5, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, DECEMBER 1, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Authorizing extension of Exclusive Negotiations with Summit Partners for the development of parcels located at the southwest corner of Hudson Avenue and Whitney Young Circle, and the southwest corner of LaSalle and Newcomb Avenues, respectively in the Hunters Point Redevelopment Project Area.
- 2) Authorizing extension of Exclusive Negotiations with GSI Holdings for the development of parcels located at the southwest corner of Hudson Avenue and Whitney Young Circle, and the southwest corner of LaSalle and Newcomb Avenues, respectively in the Hunters Point Redevelopment Project Area.
- 3) Authorizing a Second Amendment which increases the amount payable thereunder to the Personal Services Contract with Shapiro, Okino, Hom and Associates for structural and all related Engineering services; All Redevelopment Project Areas.
- 4) Authorizing a Personal Services Contract with David M. Madway.
- 5) Authorizing a Personal Services Contract with Robert Firehock.
- 6) Workshop on South of Market Action Program.
- 7) Approval of a policy relating to the future actions within the Bernal Heights Survey Area.

\*\*\*\*\*

Prepared and mailed November 29, 1989







F  
35  
3  
2/89  
= REDEVELOPMENT AGENCY DOCUMENTS DEPT.

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DEC 7 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., DECEMBER 12, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, DECEMBER 8, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Request to be heard by Fourth and Harrison Associates, Inc. regarding the property located at Fourth and Harrison Streets; Yerba Buena Center.
- 2) Discussion of the RFQ/RFP process for Pier 40 Development located on the eastside of The Embarcadero at Townsend Street; Rincon Point-South Beach.
- 3) Discussion on the status of the Pier 42 Bulkhead Building located on the eastside of The Embarcadero at King Street; Rincon Point-South Beach.
- 4) Public Hearing approving a variance from the off-street parking requirements of the Redevelopment Plan for the rehabilitation of the building at 1700 Fillmore Street located at the northeast corner of Fillmore and Post Streets; Western Addition A-2.
- 5) Authorizing an Owner Participation Agreement with Russell B. Flynn and Judith R. Barringer in connection with the rehabilitation of property located at 1700 Fillmore Street; Western Addition A-2.
- 6) Authorizing execution of Third Amendment to agreement for legal services with McDonough, Holland & Allen which increases the hourly rates and maximum amount payable and makes certain other changes; All Redevelopment Project Areas.
- 7) Authorizing a First Amendment (increasing the amount payable and making certain other changes) to the Landscape Architectural Contract with Omi Lang Associates; Yerba Buena Center.
- 8) Approving an expenditure of \$25,000 for leveraging of National Endowment for the Arts Grant for earthquake relief for artists.

\*\*\*\*\*  
Prepared and mailed December 7, 1989



REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

REGULAR MEETING -- 4:00 P.M., DECEMBER 12, 1989

A G E N D A

1. Recognition of a Quorum

2. Approval of Minutes

3. Report of the President

4. Report of the Executive Director and other Staff:

(a) Discussion of the RFQ/RFP process for Pier 40 Development located on the eastside of The Embarcadero at Townsend Street; Rincon Point-South Beach.

(b) Discussion on the status of the Pier 42 Bulkhead Building located on the eastside of The Embarcadero at King Street; Rincon Point-South Beach.

5. Matters of Unfinished Business

6. Matters of New Business

(a) Authorizing the Executive Director to fund the South Of Market Employment Referral Center in connection with hiring at the Marriott Hotel; Yerba Buena Center. (Resolution No. 296-89)

Action taken: \_\_\_\_\_

(b) Request to be heard by Fourth and Harrison Associates, Inc. regarding the property located at Fourth and Harrison Streets and consideration of matters presented; Yerba Buena Center.

Action taken: \_\_\_\_\_

(c) Public Hearing to hear all persons interested in a variance from the off-street parking requirements of the Redevelopment Plan for the rehabilitation of 1700 Fillmore Street; Western Addition A-2.

Conditionally granting a variance to Russell B. Flynn and Judith R. Barringer modifying the off-street parking requirements of the Redevelopment Plan for the Western Addition Approved Redevelopment Project Area A-2 pertaining to property located at 1700 Fillmore Street, Assessor's Block 684, Lot 18. (Resolution No. 297-89)

Action taken: \_\_\_\_\_

(d) Authorizing execution of an Owner Participation Agreement with Russell B. Flynn and Judith R. Barringer in connection with the rehabilitation of the property located at 1700 Fillmore Street (Assessor's Block 684, Lot 18); Western Addition A-2. (Resolution No. 298-89)

Action taken: \_\_\_\_\_

DOCUMENTS DEPT.

DEC 11 1989

SAN FRANCISCO  
PUBLIC LIBRARY

- (e) Authorizing execution of Third Amendment to Agreement for Legal Services with McDonough, Holland & Allen which increases the hourly rates and maximum amount payable and makes certain other changes; All Redevelopment Project Areas. (Resolution No. 299-89)

Action taken: \_\_\_\_\_

- (f) Authorizing execution of a First Amendment (which increases the amount payable and makes other changes) to the Landscape Architectural with Omi Lang Associates; Yerba Buena Center. (Resolution No. 300-89)

Action taken: \_\_\_\_\_

- (g) Approving an expenditure of \$25,000 for leveraging of National Endowment for the Arts Grant for earthquake relief for artists. (Resolution No. 301-89)

Action taken: \_\_\_\_\_

7. Matters not appearing on Agenda

8. Persons wishing to address the Members on Non-Agenda, but Agency related Matters

9. Closed Session Matters

10. Adjournment

REDEVELOPMENT AGENCY

CITY AND COUNTY OF SAN FRANCISCO  
939 Ellis Street, 7th Floor  
SAN FRANCISCO, CALIFORNIA 94109

DOCUMENTS DEPT.

DEC 21 1989

SAN FRANCISCO  
PUBLIC LIBRARY

REGULAR MEETING -- 4:00 P.M., DECEMBER 19, 1989

TENTATIVE AGENDA

NOTE: THIS AGENDA IS SUBJECT TO DELETIONS/ADDITIONS/CHANGES. THE FINAL AGENDA WILL BE AVAILABLE AFTER 4:00 P.M. ON FRIDAY, DECEMBER 15, 1989, AND IT WILL ALSO BE POSTED ON THE FRONT DOOR OF 939 ELLIS STREET. THE FINAL AGENDA WILL ALSO INCLUDE ANY ITEMS OF OLD BUSINESS CONTINUED TO THIS MEETING. QUESTIONS REGARDING AN ITEM MAY BE DIRECTED TO PATSY R. OSWALD, SECRETARY, AT 771-8800, EXTENSION 410.

- 1) Redevelopment Agency of the City and County of San Francisco variable rate demand refunding bonds 1989 Issue A (South Beach Harbor Project); Rincon Point-South Beach.
- 2) Authorizing an extension of the Memorandum of Agreement with Local 21.
- 3) Authorization to negotiate a lease for office space.
- 4) Authorizing an extension of Exclusive Negotiations with Harbor View Investment, Inc. for the development of a parcel located on the southeast corner of Third and Harrison Streets; Yerba Buena Center.
- 5) Further discussion with Fourth and Harrison Associates, Inc. regarding the property located at Fourth and Harrison Streets and consideration of matters presented; Yerba Buena Center.
- 6) Authorizing a Third Amendment to Agreement for Legal Services with McDonough, Holland & Allen which increases the hourly rates and maximum amount payable and makes certain other changes; All Redevelopment Project Areas.
- 7) Authorizing a Budget Amendment to the Agency's 1989-90 Budget to extend the Finance Director's position for three months.
- 8) Authorizing a Budget Amendment to the Agency's 1989-90 Budget to include two additional housing positions.
- 9) Authorizing an expenditure of \$15,000 for computers and computer training.
- 10) Workshop on Budget Priorities.

PLEASE NOTE: TUESDAY, DECEMBER 19, 1989 IS THE AGENCY'S  
LAST MEETING OF THE YEAR. NO MEETING WILL BE HELD ON  
TUESDAY, DECEMBER 26, 1989. THE NEXT REGULAR MEETING  
WILL BE HELD ON JANUARY 2, 1990.

\*\*\*\*\*  
Prepared and mailed December 13, 1989











